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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477555

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29020

Doc Stamp-Deed: \$2,939.30

Consideration: \$419,900.00

General Warranty Deed

Made this 8th day of April 6, 2026 By **Julie A. Seiter, individually as an unremarried widow and as Trustee of the Julie A. Seiter Revocable Inter-Vivos Trust dated June 30, 1999**, whose post office address is: 9619 Blackburn Street, Livonia, Michigan 48150, hereinafter called the Grantor, to **Ronald A. Block and Sharon L. Block, husband and wife**, whose post office address is: 1852 Batello Drive, Venice, Florida 34292, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 1, Block 6, Venetian Falls Phase 1, a subdivision according to the plat thereof recorded at Plat Book 44, Pages 23, 23A through 23X, inclusive, in the Public Records of Sarasota County, Florida.

Parcel ID Number: **0420100015**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Julie A Seiter is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: (1) Gina Novack
Witness # 1 Printed Name: Gina Novack
Post Office Address: (1) 7075 Merriman Rd
Garden City, MI 48135

Julie A. Seiter (Seal)
Julie A. Seiter, individually and as Trustee of the Julie A. Seiter Revocable Inter-Vivos Trust dated June 30, 1999

Witness Signature: (2) Jennifer L. Davis
Witness # 2 Printed Name: Jennifer L. Davis
Post Office Address: (2) 7075 N. Merriman Rd.
Garden City, MI 48135

State of Michigan
County of Wayne

I am a Notary Public of the State of Michigan, and my commission expires on 2/4/2032. The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 2 day of April, 2026, by Julie A. Seiter, individually and as Trustee of the Julie A. Seiter Revocable Inter-Vivos Trust dated June 30, 1999, who is personally known to me or who produced DRIVERS LICENSE as identification.

Guadalupe Stott
Notary Public
My Commission Expires: 2/04/2032
GUADALUPE STOTT
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 4, 2032
ACTING IN COUNTY OF Wayne

(SEAL)