

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047628 3 PG(S)**

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29138

4/10/2026 3:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3478888

Consideration: \$159,000.00

Doc Stamp-Deed: \$1,113.00

General Warranty Deed

Made this April 10, 2026 By **Joan D. Boltax, a single woman and Robert K. Boltax**, whose post office address is: 3435 Fox Run Road Apt. 254, Sarasota, Florida 34231, hereinafter called the Grantor, to **Sabobeh Investments, LLC, a Florida Limited Liability Company**, whose post office address is: 2616 Stickney Point Road, Sarasota, Florida 34231, 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:

Condominium Unit 608, VISTAS ON BENEVA, a Condominium according to the Declaration of Condominium thereof recorded in Instrument No. 2004132741, and amendments thereto, and according to the Condominium plat thereof recorded in Condominium Book 37, Pages 7, 7A through 7E, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0053121057**

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.

Said property is not the homestead of the Grantor Robert K. Boltax under the laws and constitution of the State of Florida in that neither Grantor Robert K. Boltax or any members of the household of Grantor Robert K. Boltax reside thereon, nor is it contiguous or adjacent thereto.

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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:

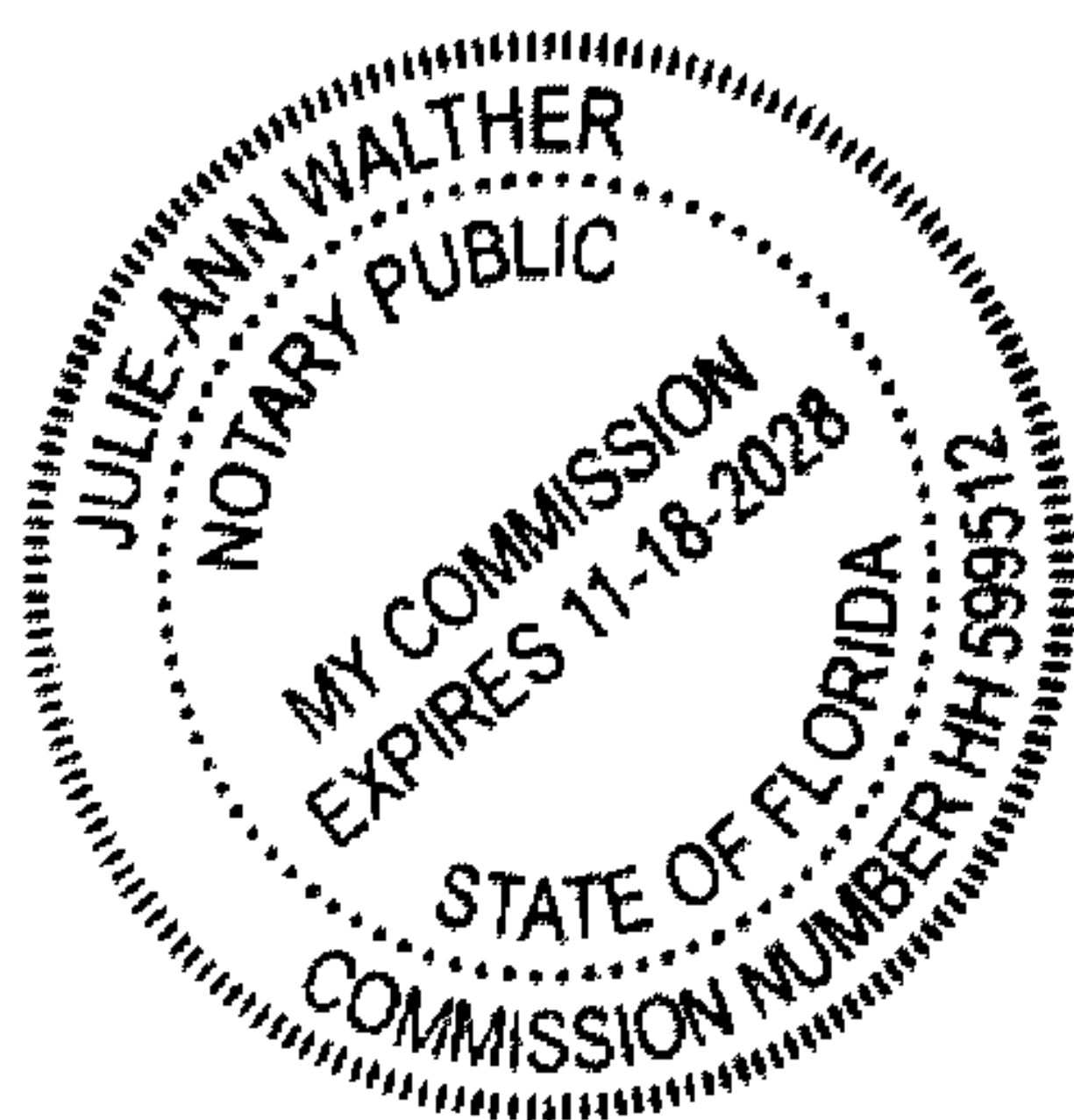
Witness Signature: Michelle Wilde
Witness # 1 Printed Name: Michelle Wilde
Post Office Address: 1737 Bay St
Sarasota, FL 34236

Joan D. Boltax (Seal)
Joan D. Boltax

Witness Signature: Julia Walther
Witness # 2 Printed Name: Julia Walther
Post Office Address: 1800 2nd St Ste 777
Sarasota FL 34234

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 9, 2026, by Joan D. Boltax, a single woman, who is/are personally known to me or who produced DL as identification.



(SEAL)

Julia Walther
Notary Public
My Commission Expires: _____

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1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29138

Signed, sealed and delivered in our presence:

Witness Signature: (1) [Signature]

Witness # 1 Printed Name: Zahyre Creamer

Post Office Address: 1205 Johnson Ferry Rd Ste 136

Marietta, GA 30068

[Signature] (Seal)
Robert K. Boltax

Witness Signature: (2) [Signature]

Witness # 2 Printed Name: Vailgh Brown

Post Office Address: 1205 Johnson Ferry Rd Ste 136

Marietta, GA 30068

State of Georgia
County of Cobb

I am a Notary Public of the State of Georgia, and my commission expires on 09/24/29. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 06, 2026, by Robert K. Boltax, who is/are personally known to me or who produced Driver's license as identification.

[Signature]
Notary Public
My Commission Expires: 09/24/29

(SEAL)



- Legal on Face