

Prepared by and return to:
David Russell
The Closing Table of Sarasota, LLC
205 North Orange Avenue
Suite 202
Sarasota, FL 34236

4/14/2026 11:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3479949

(incident to the issuance of title insurance)

Doc Stamp-Deed: \$4,900.00

File No 2026-11

Parcel Identification No 0382020031

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 13th day of April, 2026 between **Michele Elizabeth von Kulka, formerly known as Michele T. Lora, a married woman, joined by her husband, Ernest von Kulka**, whose post office address is 8457 Gardens Circle, Apt 12, Sarasota, FL 34243, of the County of Manatee, Florida, Grantor, to **Edith M. Hope and Phelps Richard Hope, wife and husband**, whose post office address is 1388 Vermeer Dr, Nokomis, FL 34275, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 18, Block D, Sorrento Woods, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 41, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michele Elizabeth von Kulka formerly known as Michele T. Lora

Michele Elizabeth von Kulka, formerly known as
Michele T. Lora

Ernest von Kulka

Ernest von Kulka

David D. Russell

WITNESS **David D. Russell**

PRINT NAME: _____

*205 N. Grand Ave #202
Sarasota, FL 34236*

WITNESS 1 ADDRESS

Martha Pike

WITNESS

PRINT NAME: *Martha Pike*

*400 Barcelona Ave
Venice, FL 34285*

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2026, by Michele Elizabeth von Kulka, formerly known as Michele T. Lora and Ernest von Kulka, who is/are personally known to me or who has/have produced Drivers License as identification.

David D. Russell

Signature of Notary Public

Print, Type/Stamp Name of Notary

