

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049177 2 PG(S)

4/14/2026 3:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480275

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$2,331.00

Property Appraisers Parcel I.D. (Folio) Number(s):
2033110065
File No.: 2822423

WARRANTY DEED

This Warranty Deed, Made the 14 day of April, 2026, by **Stephen H. Kobialka, a married man joined by his spouse, Melissa Kobialka**, whose post office address is: **28544 Luther Stewart Rd, Hammond, LA 70403**, hereinafter called the "Grantor", to **Susan Mikulin, a single person**, whose post office address is: **331 Bearded Oaks Circle, Sarasota, FL 34232**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Lot 6, Bearded Oaks, a Subdivision, according to the Map or Plat thereof, as recorded in Plat Book 29, Page 46, of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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

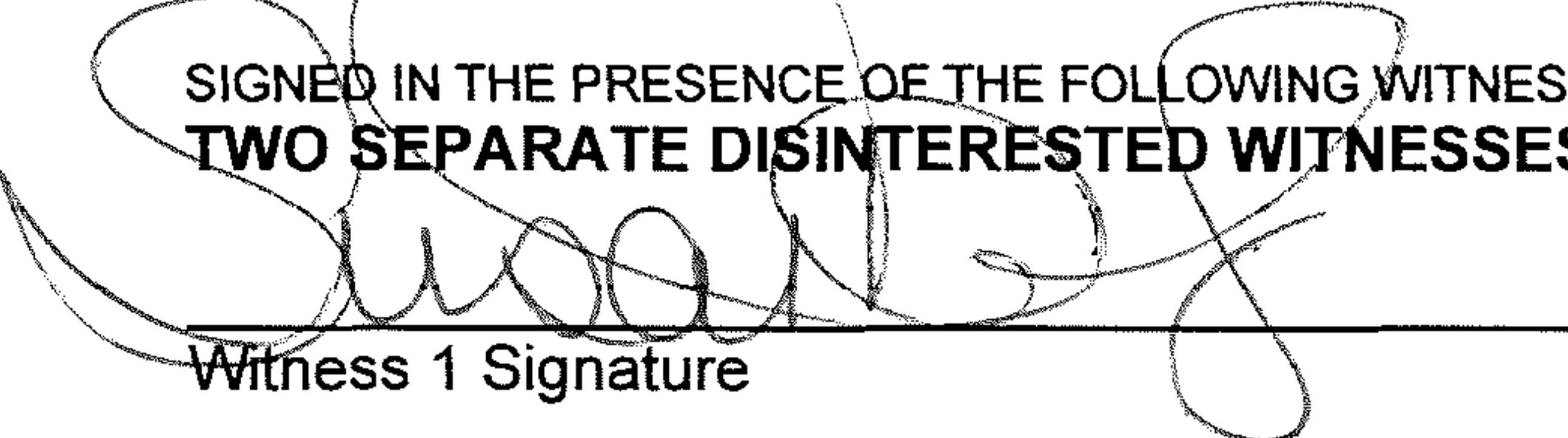
To Have and to Hold, the same in fee simple forever.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED




Witness 1 Signature


Witness 1 Printed Name and Post Office Address:
Susan Hirtzel
2033 Main St, Ste 200, Sarasota, FL 34237



Stephen H. Kobiarka



Melissa Kobiarka



Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Ondrea Tatro
2033 Main St, Ste 200, Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026 by **Stephen H. Kobiarka, a married man joined by his spouse, Melissa Kobiarka**, who has produced DL as identification.



Notary Public Signature
Printed Name: Susan Hirtzel

My Commission Expires: _____
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

