

4/15/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480892

Doc Stamp-Deed: \$2,975.00

Prepared by and return to:

Gary Kauffman Esq.  
Kauffman Thompson, PLLC  
1990 Main Street  
Suite 725  
Sarasota, FL 34236  
(941) 479-3006  
File No 7324.00001

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** is made effective as of the 14th day of April, 2026 by **LENA SCHLABACH**, a single woman, whose post office address is: **4341 Marcott Circle, Sarasota, FL 34233**, hereinafter called the Grantor, to **GEORGE D. MENIHTAS**, a single man whose post office address is: **4341 Marcott Circle, Sarasota, FL 34233**, 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 **\$425,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

**Lot 42, SEVILLE AT CENTER GATE, according to the map or plat thereof, as recorded in Plat Book 32, Pages 34, 34A and 34B, inclusive, of the Public Records of Sarasota County, Florida.**

**A/K/A 4341 Marcott Circle, Sarasota, FL 34233**

**Parcel ID Number: 0067020009**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

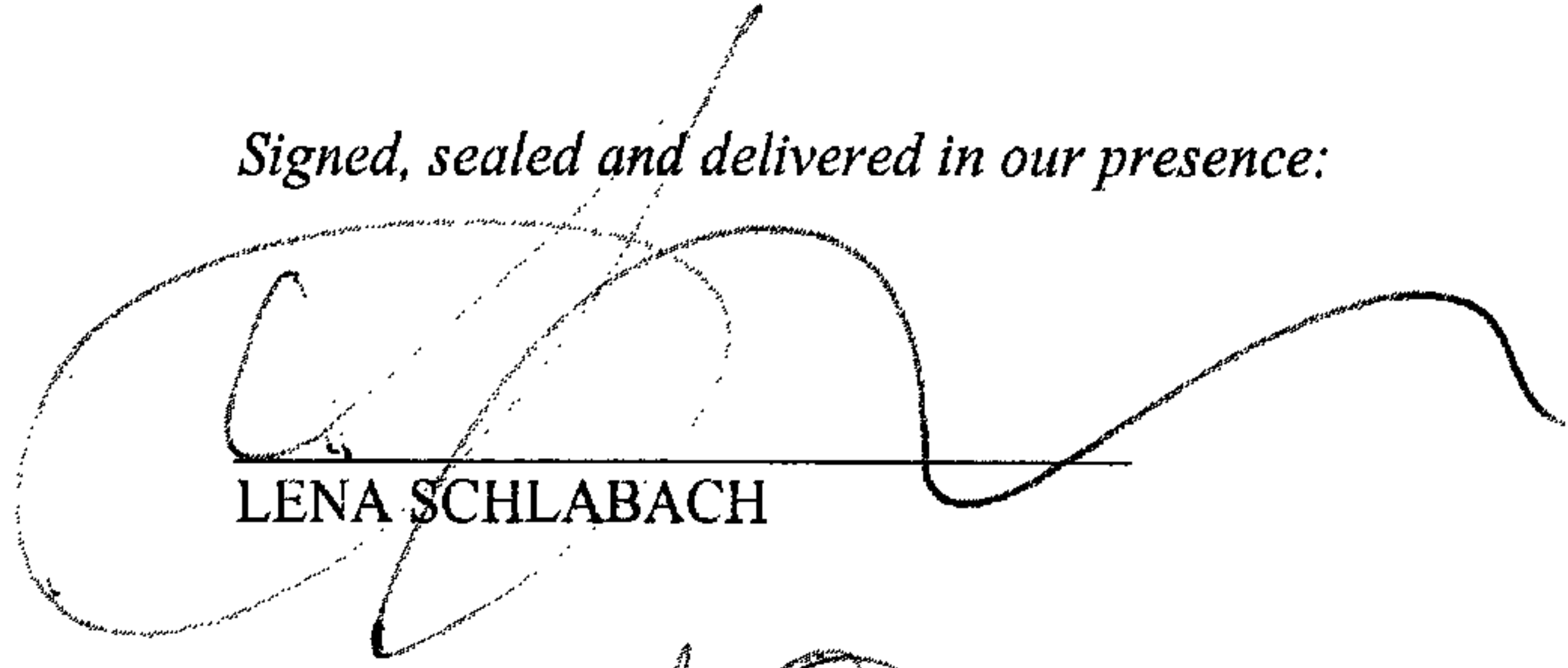
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**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 and assessments accruing subsequent to December 31, 2025.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
LENA SCHLABACH

WITNESS  
PRINT NAME: **Maria Rasmussen**


\_\_\_\_\_  
~~1990 Main St., Ste.725~~  
~~Sarasota, FL 34236~~  
WITNESS 1 ADDRESS

  
WITNESS  
PRINT NAME: **Kim F. Bontrager**  
(Witness as to all Signers)

\_\_\_\_\_  
1990 Main St., Ste.725  
Sarasota, FL 34236  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 14th day of April, 2026, by LENA SCHLABACH, ( ) who is/are personally known to me or (X) who has/have produced \_\_\_\_\_ FLDL \_\_\_\_\_ as identification.

  
Signature of Notary Public  
**Kim F. Bontrager**  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary



KIM F. BONTRAGER  
Commission # HH 266851  
Expires June 12, 2026