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INSTRUMENT # 2026051826 2 PG(S)

4/20/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482700

Doc Stamp-Deed: \$2,870.00

Prepared by and return to:  
Jessica A. Israileff  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29205

**Consideration: \$410,000.00**

## General Warranty Deed

Made this April 20, 2026 By **Ronald Buda and Isabel Toro, husband and wife**, whose post office address is: 7707 Spring Valley Avenue, Citrus Heights, California 95610, hereinafter called the Grantor, to **Michael Ruhleder and Beate Ruhleder, as Trustees of the Michael and Beate Ruhleder Trust dated September 30, 2005**, whose post office address is: 1035 Bradberry Drive, Nokomis, Florida 34275, 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 67, CALUSA PARK PHASE 2, according to the plat thereof as recorded in Plat Book 49, Page 15, of the Public Records of Sarasota County, Florida.

**The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.**

Parcel ID Number: **0383050051**

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.

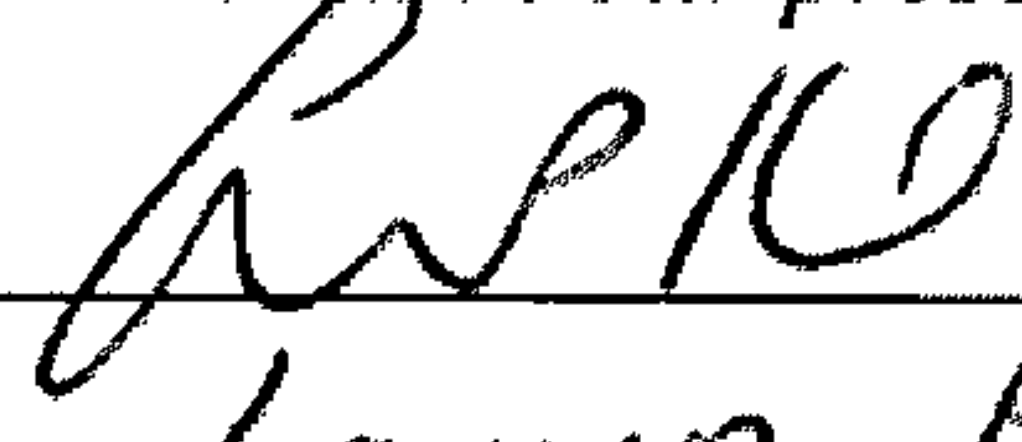
**To Have and to Hold**, the same in fee simple forever.

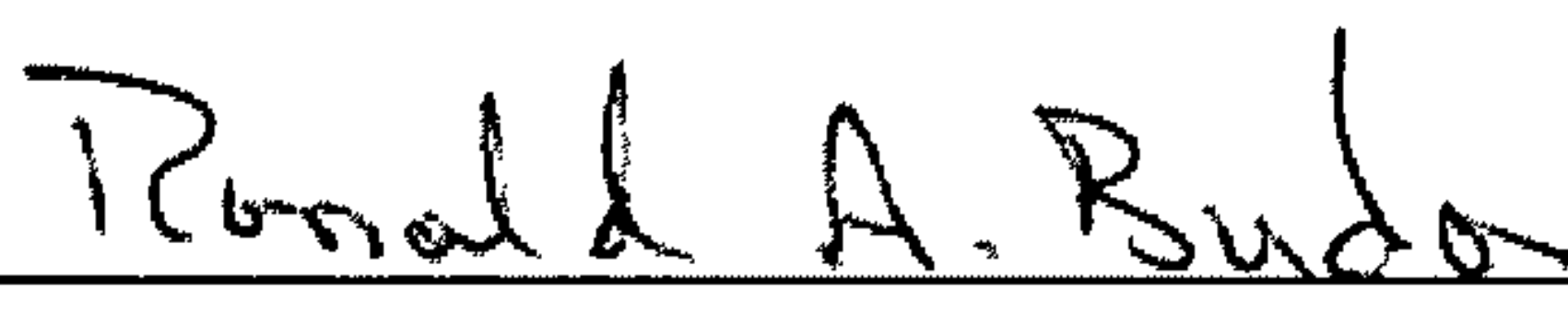
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**And** the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title 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:   
Witness # 1 Printed Name: Lauren P Kohl  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

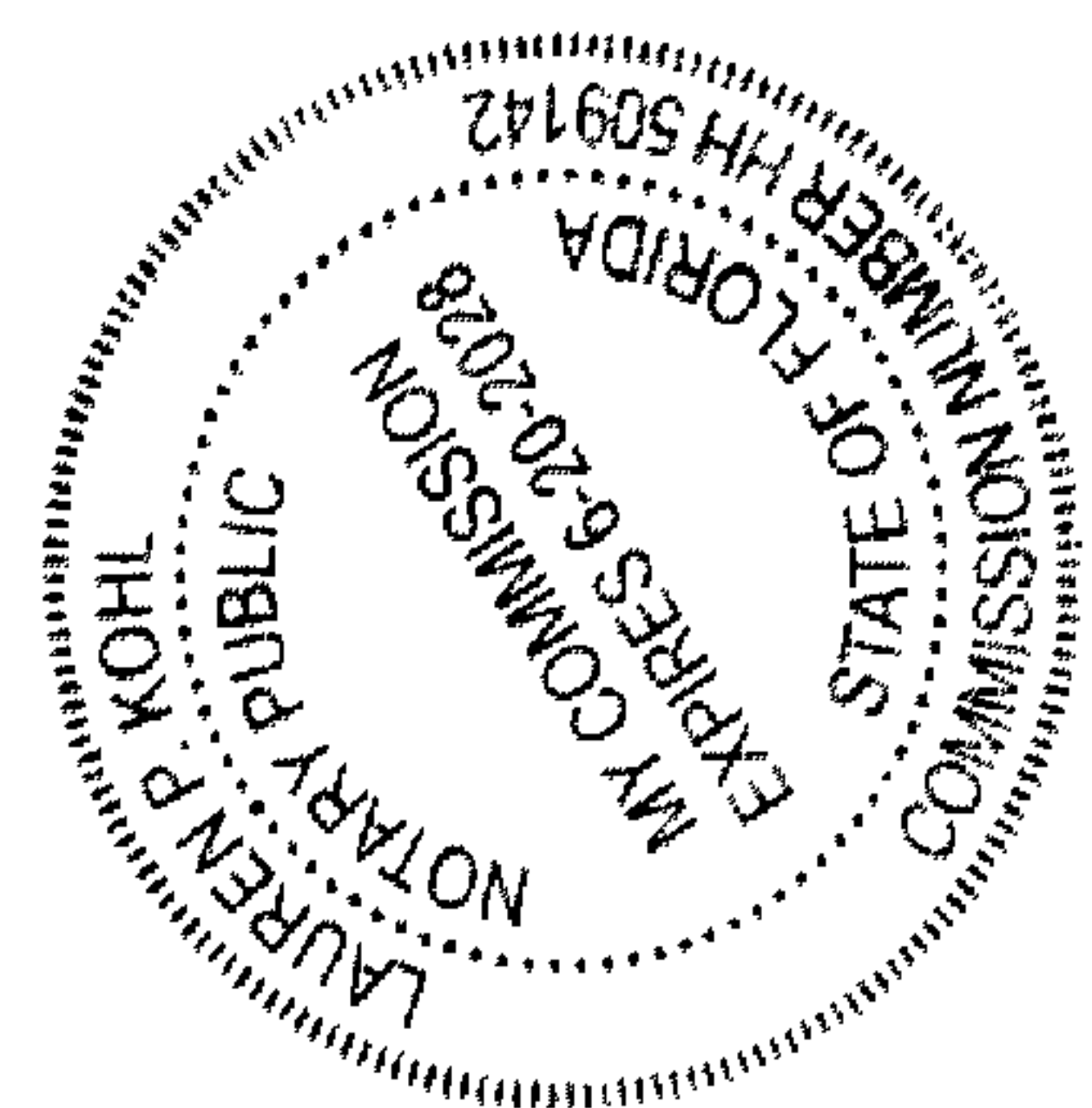
 (Seal)  
Ronald Buda

Witness Signature:   
Witness # 2 Printed Name: Kelly Anne Dietz  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229


 (Seal)  
Isabel Toro

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this April 13, 2026, by Ronald Buda and Isabel Toro, husband and wife, who are personally known to me or who produced DL as identification.



(SEAL)

  
Notary Public  
My Commission Expires: \_\_\_\_\_