

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053430 2 PG(S)

Consideration: \$658,400.00

Prepared by and return to:
Proof Title, LLC
Attn: Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-254

4/22/2026 12:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484093

Doc Stamp-Deed: \$4,608.80

Property Appraiser's Parcel ID No.: Property 1:
0071-08-0057

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of April, 2026, by and between **TRICIA M. ALBERTSON, A SINGLE WOMAN, INDIVIDUALLY, AND AS TRUSTEE OF THE TRICIA M. ALBERTSON TRUST DATED JUNE 19, 2020**, whose address is **50 Ridge Crest Court, Cleveland, GA 30528** (hereinafter "GRANTOR"), and **DOUGLAS RYAN KULIG AND CARLY DARA KULIG, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4465 McIntosh Lake Avenue, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 43, MCINTOSH LAKE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 25 AND 25A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) 775
Printed Name Dimitrios Thomaidis
P.O. Address 8374 Market St #201
Brederton FL 34202

**Tricia M. Albertson, Individually, and as Trustee
of the Tricia M. Albertson Trust dated June 19,
2020**

Tricia M. Albertson
**Tricia M. Albertson, Individually, and as Trustee
aforesaid**

(2) [Signature]
Printed Name Rigo J. RIVERA
P.O. Address 4471 McIntosh Lake Ave -
SARASOTA FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2026, by Tricia M. Albertson, Trustee of Tricia M. Albertson, Individually, and as Trustee of the Tricia M. Albertson Trust dated June 19, 2020, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

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Signature of Notary Public
Dimitrios Thomaidis
Print, Type/Stamp Name of Notary

