

4/29/2026 11:41 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487114

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29158

Doc Stamp-Deed: \$3,150.00

**Consideration: \$450,000.00**

## General Warranty Deed

Made this April 29, 2026 By **William Ross Kennedy, IV, a married man, joined by his spouse, Brenna Kennedy**, whose post office address is: 1471 Palmwood Drive, Sarasota, Florida 34232, hereinafter called the Grantor, to **Mark J. Koplín and Susan M. Koplín, husband and wife**, whose post office address is: 1293 Keston Street, Saint Paul, Minnesota 55108, 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:

Unit No. 12, Building "B" of Hudson Oaks, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1735, Page 486; and all exhibits and amendments thereof, and recorded in Condominium Plat Book 23, Page 29, Public Records of Sarasota County, Florida.

Parcel ID Number: **2036023012**

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: [Signature]  
Witness # 1 Printed Name: Lauren Kohl

[Signature] (Seal)  
**William Ross Kennedy, IV**

Post Office Address: 1800 Second Street, Suite 777  
Sarasota, FL 34236

Witness Signature: [Signature]  
Witness # 2 Printed Name: Ray Collins

[Signature] (Seal)  
**Brenna Kennedy**

Post Office Address: 100 N. Tamiami Trail  
Sarasota, FL 34236

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 [X] physical presence or [ ] online notarization this April 29, 2026, by **William Ross Kennedy, IV, and Brenna Kennedy** who are personally known to me or who produced [Signature] as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)

