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4/30/2026 11:13 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487697

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:28935

Doc Stamp-Deed: \$1,680.00

Consideration: \$240,000.00

General Warranty Deed

Made this April 30, 2026 By **Donna Joan Gummere, an unmarried woman**, whose post office address is: 9340 Edgestone Drive, Apt. #614, Noblesville, Indiana 46060, hereinafter called the Grantor, to **Robert Slavikas, a married man**, whose post office address is: 620 Armada Road S., Venice, Florida 34285, 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 949, VENICE GARDENS, UNIT NO. 21, according to the plat thereof, as recorded in Plat Book 10, Page 92, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0435040033**

Grantee may not sell the property for any sales price within 30 days after short sale settlement date. For the period between 31 and 90 calendar days from the date of the short sale settlement date, the purchaser is prohibited from selling the property for a gross sales price greater than 120% of the short sale price.

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: TODD Spillis
Post Office Address: 14350 MUNDY DR 800
Noblesville, IN 46060

[Signature] (Seal)
Donna Joan Gummere

Witness Signature: [Signature]
Witness #2-Printed Name: Michael Rogers
Post Office Address: 7665 Nestucca Trl
Noblesville IN 46062

State of INDIANA
County of HAMILTON

I am a Notary Public of the State of INDIANA, and my commission expires on 04/19/2028. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this April 24, 2026, by Donna Joan Gummere, who is/are personally known to me or who produced DRIVERS LICENSE as identification.



[Signature]
Notary Public
My Commission Expires: 04/19/28

(SEAL)