

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058162 2 PG(S)**

4/30/2026 4:00 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3488120

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:28991

**Doc Stamp-Deed: \$3,080.00**

**Consideration: \$440,000.00**

## **General Warranty Deed**

Made this April 30, 2026 By **Joseph Arnold Etter, an unmarried man**, whose post office address is: 33 Pinot Trail, Niagara on the Lake, Ontario L0S 1J0 Canada, hereinafter called the Grantor, to **Michael J. Owens and Jill B. Owens, as joint tenants with full rights of survivorship**, whose post office address is: 1624 Stickney Point Rd 1624-301, Sarasota, Florida 34231, 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 1624-301, Building 3, Castel Del Mare, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1088, Page 1305 and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 44, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0104132096**

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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Sarasota, Florida 34236  
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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.

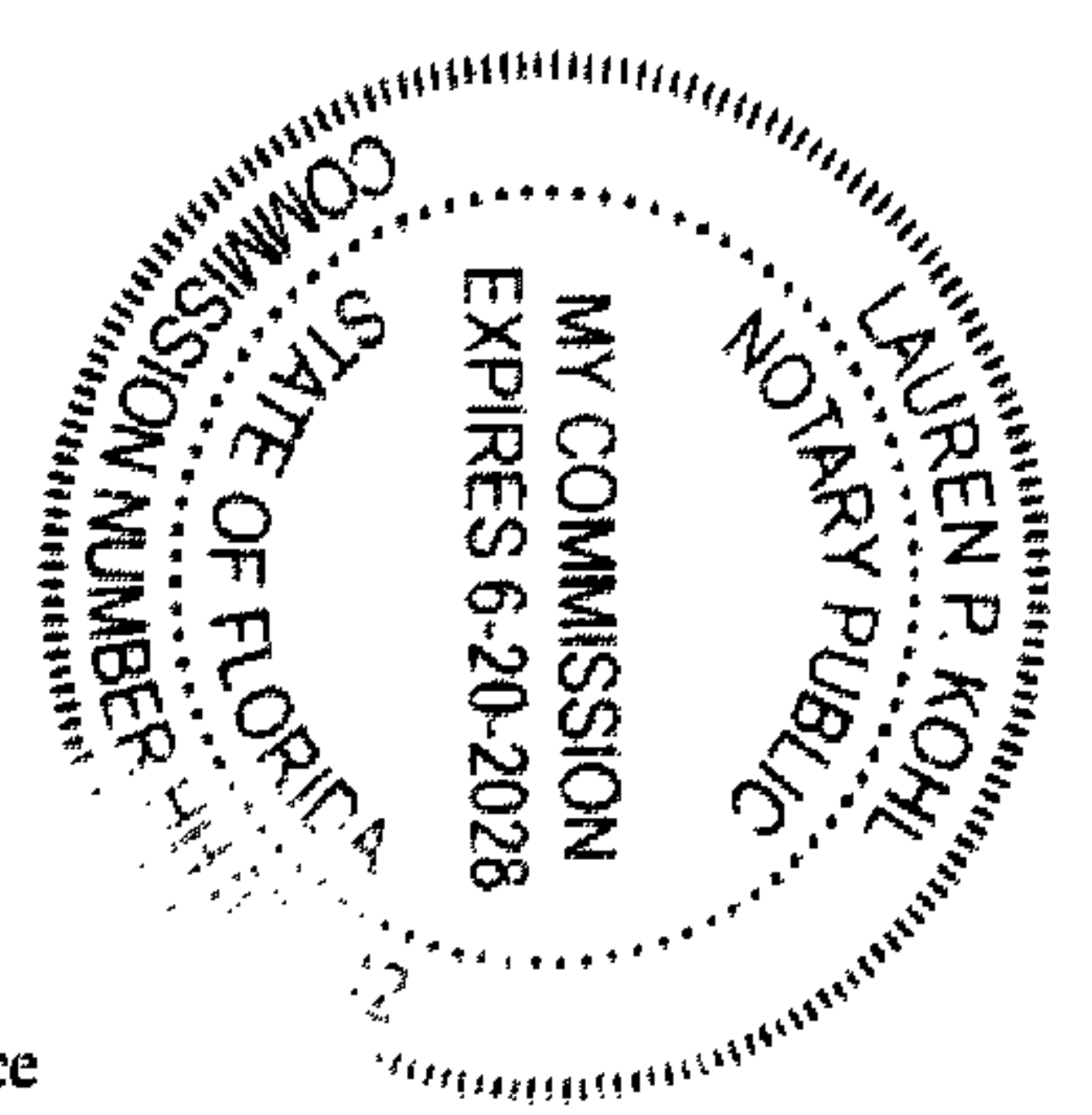
Signed, sealed and delivered in our presence:

Witness Signature: *[Signature]* \_\_\_\_\_ (Seal)  
Witness # 1 Printed Name: Lauren Kohl Joseph Arnold Etter  
Post Office Address: 1800 Second Street, Suite 777  
Sarasota, FL 34236

Witness Signature: *[Signature]*  
Witness # 2 Printed Name: LINDA SCHELLER  
Post Office Address: 443 Ringling Blvd  
Sarasota FL 34236

State of Florida  
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this April 30, 2026, by Joseph Arnold Etter, an unmarried man, who is/are personally known to me or who produced Canadian Passport as identification.



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

(SEAL)