

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-296-ASC
Sales Price: Price: \$545,000.00

5/1/2026 4:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488832

Doc Stamp-Deed: \$3,815.00

General Warranty Deed

Made this 30th day of April, 2026 By **Sandra K. Gans, an unmarried woman**, whose address is: 320 Woodland Drive, Wake Forest, NC 27587, hereinafter called the grantor, to **David Korpalski and Shaughn Korpalski, husband and wife**, whose post office address is: 720 Conger Street, South Haven, MI 49090, 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, viz:

Lot 25, Stone Walk, according to the map or plat thereof, as recorded in Plat Book 46, Pages 7, 7A through 7C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0418090033**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Janet Oberholtzer
Witness Signature above:

Sandra K Gans
Sandra K. Gans
320 Woodland Drive, Wake Forest, NC 27587

Witness print name below:
Janet Oberholtzer

Witness Address:
110 Nokomis Ave N
Venice, FL 34285

Jennifer Archambault
Witness Signature above:

Witness print name below:
Jennifer Archambault

Witness Address:
110 NOKOMIS Ave N.
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2026, by Sandra K. Gans, who is/are personally known to me or who has/have produced FL DL as identification.

Jennifer Archambault
Signature of Notary Public

Jennifer Archambault
Print, Type/Stamp Name of Notary

