

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061902 2 PG(S)**

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29246

5/7/2026 2:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491296

Consideration: \$440,000.00

Doc Stamp-Deed: \$3,080.00

General Warranty Deed

Made this May 7, 2026 By **Lucian Marian, an unmarried man**, whose post office address is: 841 Venetia Bay Blvd., Venice, Florida 34285, hereinafter called the Grantor, to **Tiffani M. Pope, an unmarried woman**, whose post office address is: 216 Marcheno Way, Nokomis, Florida 34275, 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 376, MILANO - PHASE 2 - REPLAT 1, according to the plat thereof, as recorded in Plat Book 51, Page 7, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0392140376**

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.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29246

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.

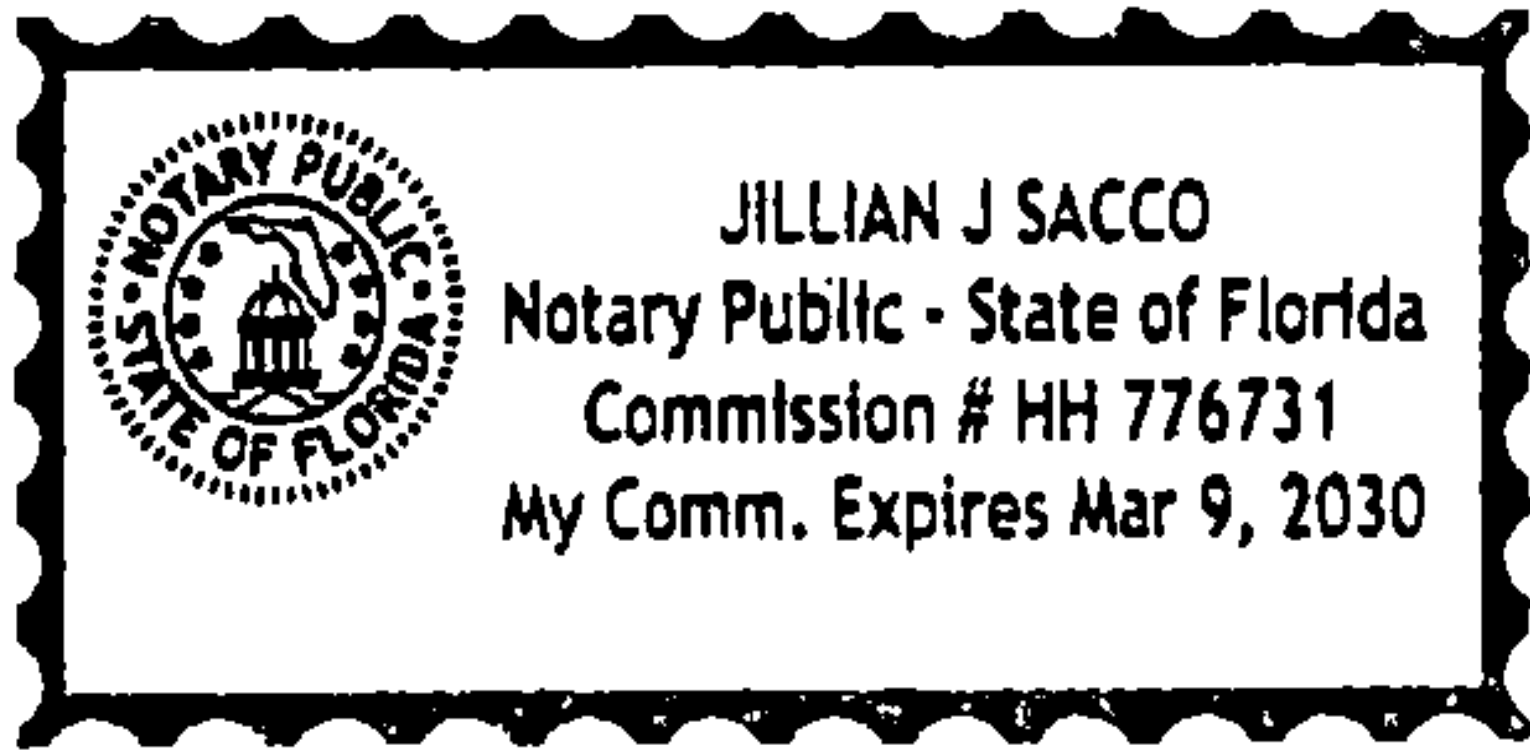
Signed, sealed and delivered in our presence:

Witness Signature: Jillian J Sacco Lucian Marian (Seal)
Witness # 1 Printed Name: Jillian J Sacco Lucian Marian
Post Office Address: 6424 Silverstar Dr
Sarasota, FL 34240

Witness Signature: Bobby Lawrence
Witness # 2 Printed Name: Bobby Lawrence
Post Office Address: 233 Acerno Drive
Nokomis FL 34275

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on Mar. 9, 2030. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 4, 2026, by Lucian Marian, an unmarried man, who is/are personally known to me or who produced FL Drivers License as identification.



(SEAL)

Jillian J Sacco
Notary Public Jillian J Sacco
My Commission Expires: Mar. 9, 2030