

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026063701 2 PG(S)**

5/12/2026 1:12 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3492909

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29291

**Doc Stamp-Deed: \$3,710.00**

**Consideration: \$530,000.00**

## **General Warranty Deed**

Made this May 12, 2026 By **Autumn Kunitz and Daniel Kunitz, wife and husband**, whose post office address is: 14501 Eagle Branch Drive, Nokomis, Florida 34275, hereinafter called the Grantor, to **Nancy Cox, an unmarried woman and Joan Ann Fitzgibbon, an unmarried woman, as joint tenants with full rights of survivorship**, whose post office address is: 6237 Fish Eagle Court, 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 613, Talon Preserve, Phase 5A, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 289, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0357150613**

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: Christine Tully  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

[Signature] (Seal)  
Autumn Kunitz

Witness Signature: [Signature]  
Witness # 2 Printed Name: Kelly Anne Dietz  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

[Signature] (Seal)  
Daniel Kunitz

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 May 12, 2026, by Autumn Kunitz and Daniel Kunitz, who is/are personally known to me or who produced DL as identification.

(SEAL)



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