

①

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068150 2 PG(S)

5/20/2026 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496601

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29260

Doc Stamp-Deed: \$4,725.00

Consideration: \$675,000.00

General Warranty Deed

Made this May 20, 2026 By **Dawna Eldringhoff, an unmarried woman**, whose post office address is: 5360 Fox Run Road, Sarasota, Florida 34231, hereinafter called the Grantor, to **Nicolai Israileff and Jessica Israileff, husband and wife**, whose post office address is: 2513 Mineola Way, Sarasota, Florida 34239, 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 12, Block 23, SOUTH GATE, UNIT 7, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 56, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0057100071**

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:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29260

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: Joanna Jackowska
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

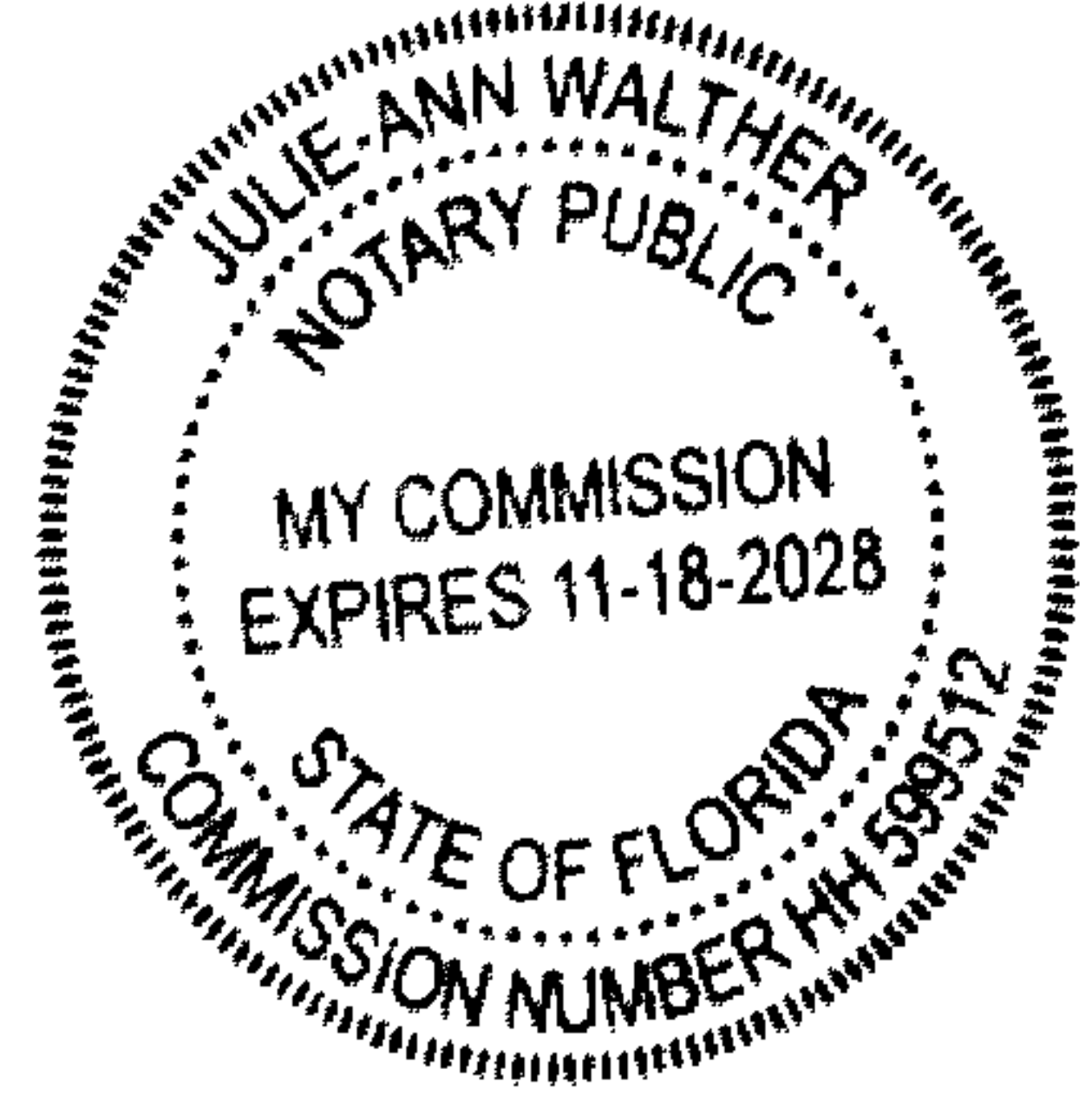
[Signature] (Seal)
Dawna Eldringhoff

Witness Signature: [Signature]
Witness # 2 Printed Name: Julie Walther
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this May 19, 2026, by Dawna Eldringhoff, who is personally known to me or who produced A DL as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: _____