

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

5/21/2026 2:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497278

File Number: 2026-0303

Doc Stamp-Deed: \$2,975.00

Property address:
122 Villa Dr #122, Osprey, Florida 34229

General Warranty Deed

Made this May 20, 2026 A.D. By **Owen Hager and Karen Hager, Husband and Wife, Individually and as Trustees of The Owen and Karen Hager Joint Revocable Trust under Trust Agreement dated June 29, 2016**, whose post office address is: 12016 Legacy Estates Blvd, Sarasota, Florida 34238, hereinafter called the Grantor, to; **James E. Gheldof and Judy A. Gheldof, Husband and Wife**, whose post office address is: 12451 Flora Dr., Brighton, Michigan 48114, 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 \$425,000.00 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:

UNIT 122, SORRENTO VILLAS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 653, PAGES 328-383, INCLUSIVE AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 2, PAGE 10 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0160111022**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

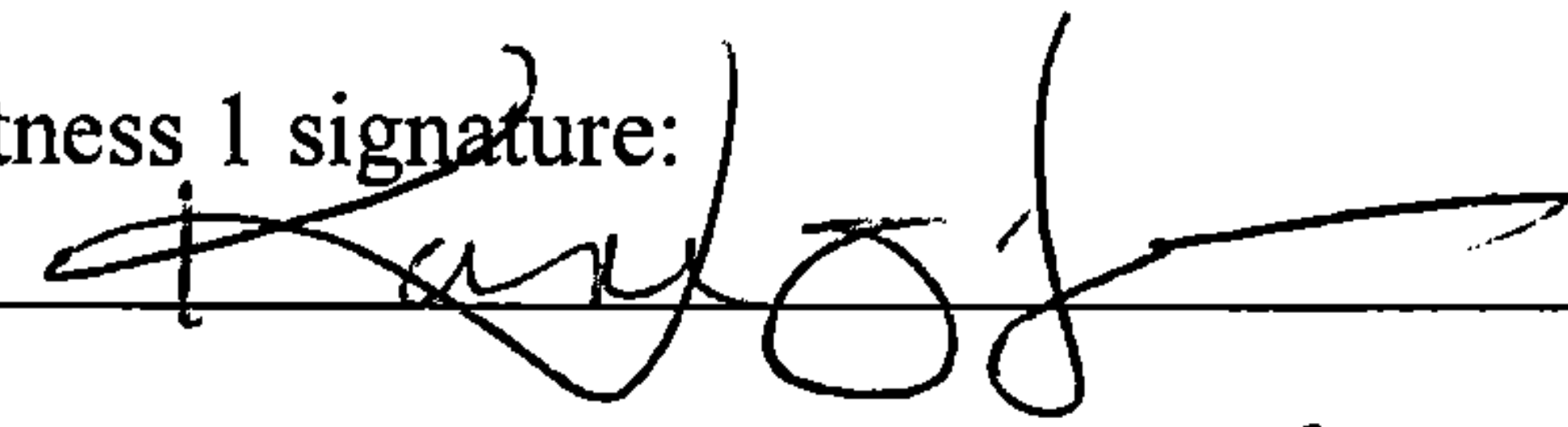
Prepared by:
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

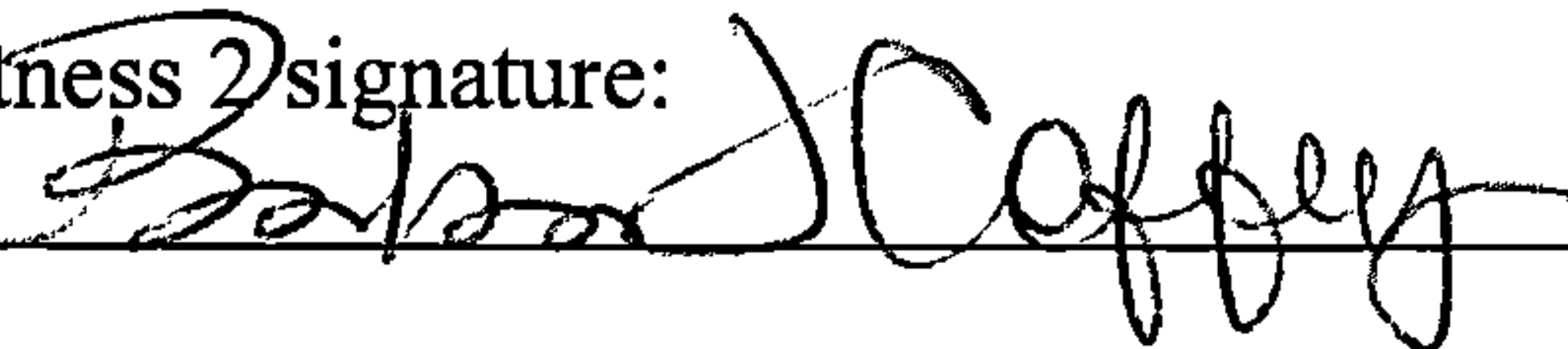
Signed, sealed and delivered in our presence:

Witness 1 signature:
X 

Witness 1 Printed Name and Address:
Karen J. Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X 

Owen Hager, Individually and as Trustee
Address: 12016 Legacy Estates Blvd, Sarasota,
Florida 34238

Witness 2 signature:
X 

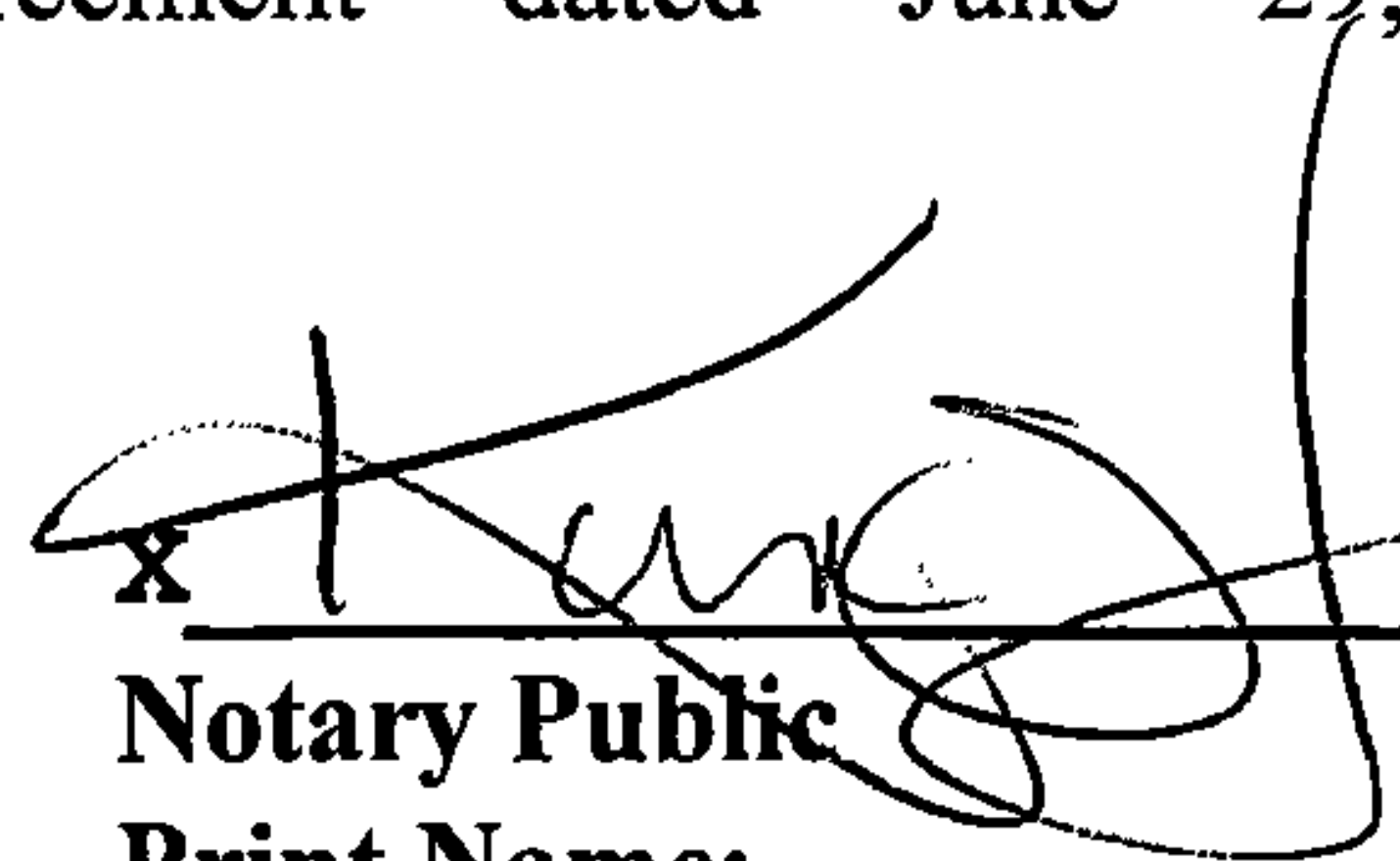
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X 

Karen Hager, Individually and as Trustee
Address: 12016 Legacy Estates Blvd, Sarasota,
Florida 34238

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 19th day of May, 2026, by Owen Hager and Karen Hager, Individually and as Trustees of The Owen and Karen Hager Joint Revocable Trust under Trust Agreement dated June 29, 2016, who produced FL DL Licenses as identification.

X 

Notary Public
Print Name:
My Commission Expires:
Seal:

