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INSTRUMENT # 2026069092 5 PG(S)

5/21/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497397

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

Doc Stamp-Deed: \$1,540.00

File No.: VEN-2026-2042  
Parcel ID Number: 0175-14-3031

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of May, 2026 between Alyssa Manda, an unmarried woman, Joshua Manda, Brandon Hiner, a single man, and Krista Rebman, a single woman, whose post office address is 7356 Finnegan Street, Port Charlotte, FL 33981, of the County of Charlotte, State of Florida, Grantors, to Gregory Allen Vogel, an unmarried man, whose post office address is 5985 Chauncey Drive Northeast, Plainfield Township, MI 49306, of the County of Kent, State of Michigan, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Unit No. B-10, Gulf Point Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 712, Page 48, together with any amendments thereto, and per plat thereof recorded in Condominium Book 2, Page 31, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Corinne Zimmerman  
WITNESS 1 SIGNATURE

CORINNE ZIMMERMAN  
PRINT NAME

2728 S McCall Rd  
ADDRESS  
STE 32 Englewood Fl. 34224

Alyssa Manda  
Alyssa Manda

Diane St John  
WITNESS 2 SIGNATURE

Diane St John  
PRINT NAME

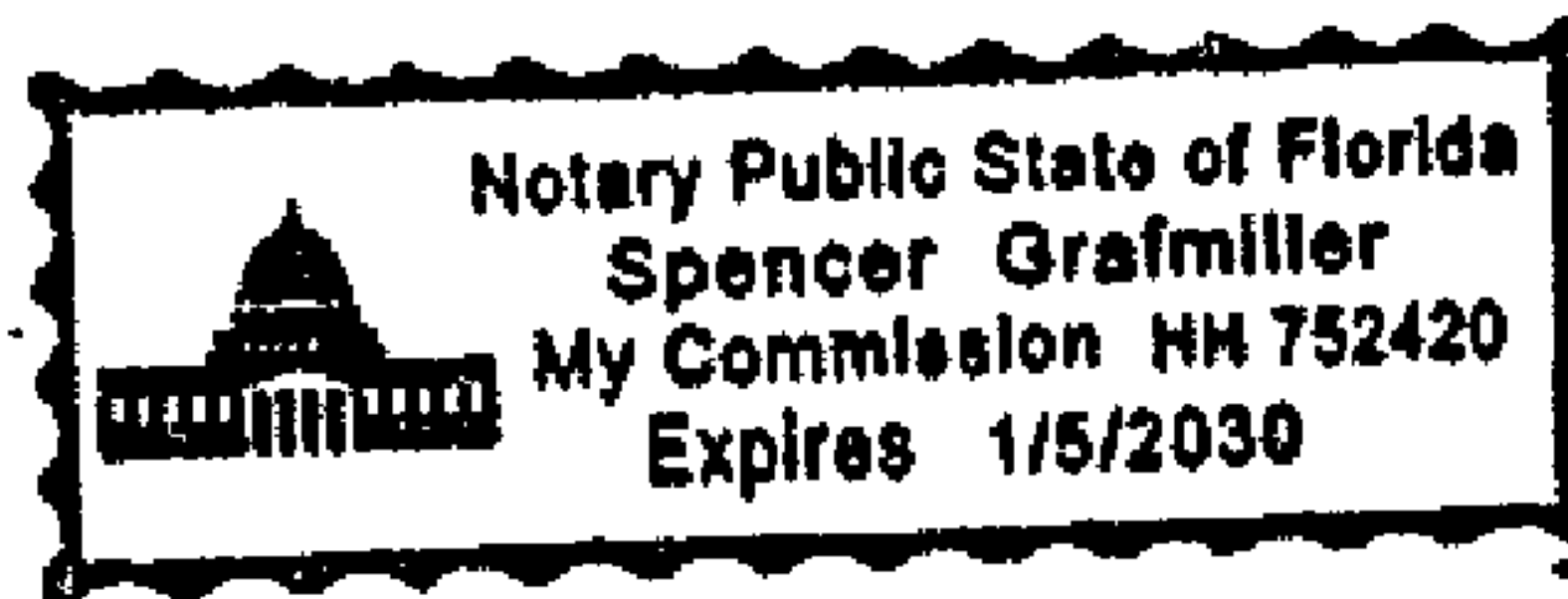
1120 Quail Lane  
ADDRESS  
Englewood FL 34224

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of May, 2026, by Alyssa Manda,  who is/are personally known to me or  who has/have produced FL I.D. as identification.

Spencer Grafmiller  
Signature of Notary Public

Spencer Grafmiller  
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

[Signature]  
WITNESS 1 SIGNATURE  
Ronald P. Bemis  
PRINT NAME  
43 Old Falls Rd  
ADDRESS  
Manchester, NH 03103

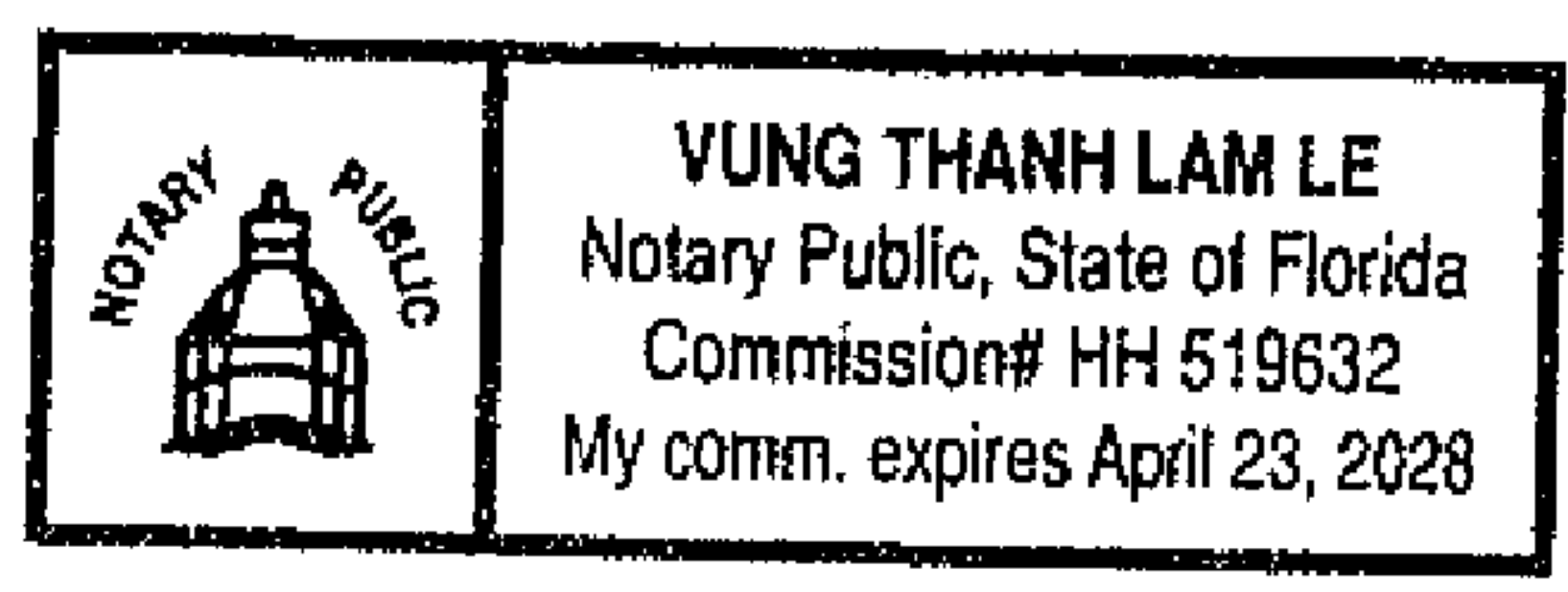
[Signature]  
Joshua Manda

[Signature]  
WITNESS 2 SIGNATURE  
Cordell Sterling  
PRINT NAME  
1280 Jucaranda Blvd  
ADDRESS  
Venice FL 34292

STATE OF Florida  
COUNTY OF SAN JUAN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of May, 2026, by Joshua Manda,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
VUNG THANH LAM LE  
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

[Signature]  
WITNESS 1 SIGNATURE

Brandon Brown  
PRINT NAME

214 Lincoln  
ADDRESS  
WSB 32169

[Signature]  
Brandon Hiner

[Signature]  
WITNESS 2 SIGNATURE

Jeff Beatty  
PRINT NAME

504 Tid St  
ADDRESS  
New Smyrna Beach 32169

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of May, 2026, by Brandon Hiner,  who is/are personally known to me or  who has/have produced Drivers License as identification.

[Signature]  
Signature of Notary Public

Sandra K Phelps  
Print, Type/Stamp Name of Notary



SANDRA K PHELPS  
Commission # HH 289417  
Expires August 11, 2026

Signed, sealed and delivered in our presence:

Rose Roelen  
WITNESS 1 SIGNATURE

Rose Roelen  
PRINT NAME

130 Clark St.  
ADDRESS

Kimberly, WI 54136

Krista Rebman  
Krista Rebman

Shelly Doering  
WITNESS 2 SIGNATURE

Shelly Doering  
PRINT NAME

19408 Sara Ct  
ADDRESS

Appleton, WI 54915

STATE OF Wisconsin  
COUNTY OF Calumet

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of May, 2026, by Krista Rebman,  who is/are personally known to me or  who has/have produced Drivers License as identification.

William Ristau  
Signature of Notary Public

William Ristau  
Print, Type/Stamp Name of Notary

