

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069795 2 PG(S)**

5/22/2026 3:02 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3498016

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29274

**Doc Stamp-Deed: \$1,400.00**

**Consideration: \$200,000.00**

## **General Warranty Deed**

Made this May 22, 2026 By **Manuela Matz-Williams, an unmarried woman**, whose post office address is: 2287 Vintage St., Sarasota, Florida 34240, hereinafter called the Grantor, to **KP4, LLC, a Florida limited liability company**, whose post office address is: 24605 53rd Ave., East, Myakka City, FL 34251, 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:

**Unit 106, THE PORTER ROAD CONDOMINIUM, a condominium, according to the Declaration of Condominium recorded in Official Records Book 3068, Page 25, and all exhibits and amendments thereof, and recorded in Condominium Book 32, Page 22, as amended, Public Records of Sarasota County, Florida.**

Parcel ID Number: **0239041006**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

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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:*

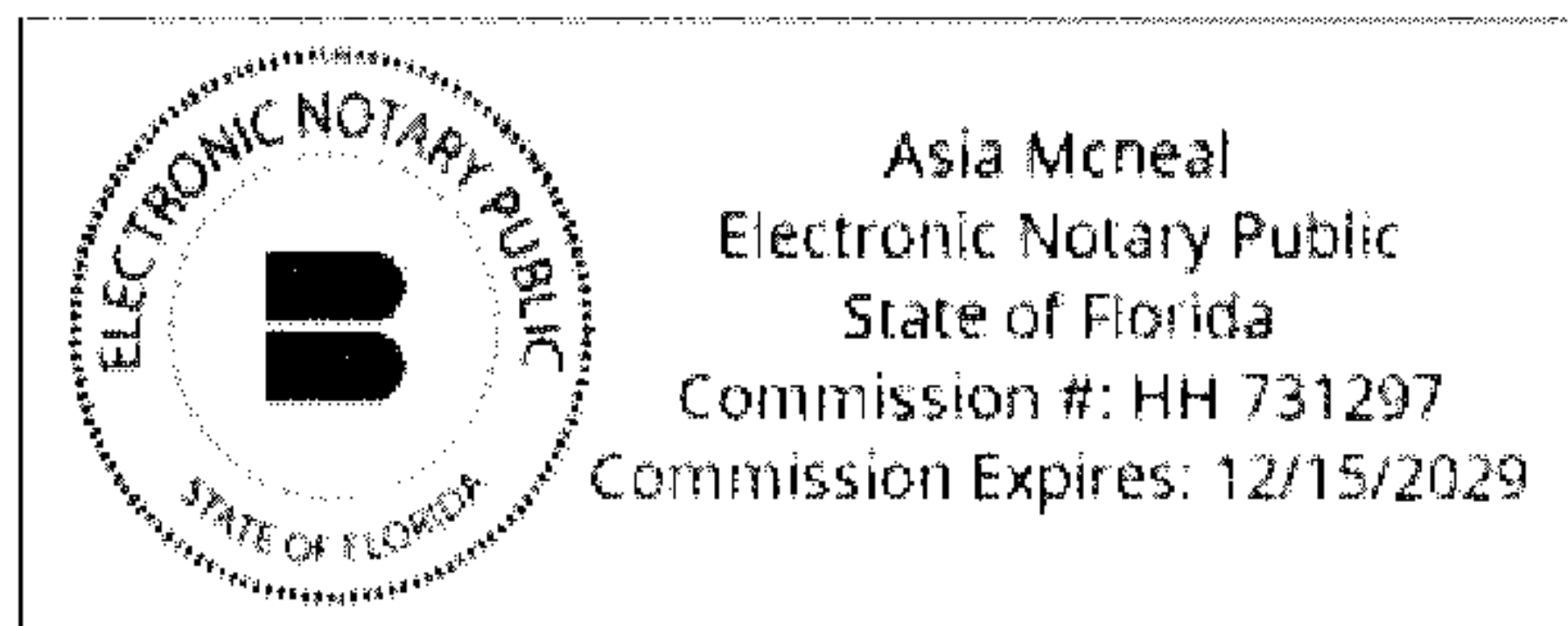
Witness Signature: Asia Mcneal Manuela Matz-Williams (Seal)  
Witness # 1 Printed Name: (1) Asia Mcneal Manuela Matz-Williams  
Post Office Address: 27012 oak path unit 103  
wesley chapel fl 33544

Witness Signature: (2) Nancy Romero  
Witness # 2 Printed Name: (2) Nancy Romero  
Post Office Address: 3633 NW 31st Ave, Okeechobee FL 34972

State of Florida  
County of Pasco

I am a Notary Public of the State of Florida, and my commission expires on 12/15/2029. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this May 21st, 2026, by Manuela Matz-Williams, an unmarried woman, who is/are personally known to me or who produced drivers license as identification.

Notarized online using audio-video communication



Asia Mcneal  
Notary Public  
My Commission Expires: 12/15/2029

(SEAL)