

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069945 2 PG(S)**

Consideration: \$496,500.00

Prepared by and return to:  
Opus Title, LLC  
Attn:Lori Bo  
PO Box 5947  
Sarasota, FL 34277  
OTL-26-496

5/22/2026 4:22 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3498143

**Doc Stamp-Deed: \$3,475.50**

Property Appraiser's Parcel ID No.: Property 1:  
0008-02-1022

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 26th day of May, 2026, by and between **GEORGE KENNETH KOHLMAIER AND SUSAN LYNN KOHLMAIER, husband and wife**, whose address is **12 Oakwood Lane, Lititz, PA 17543** (hereinafter "GRANTOR"), and **GEORGE CLARENCE BROOKS AND MARY KAY BROOKS, husband and wife, as tenants by the entirety**, whose address is **12010 Wildwood Springs Drive, Roswell, GA 30075** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**UNIT 602, BUILDING NO. 6, FAIRWAY BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGES 1574 THROUGH 1645, INCLUSIVE, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 30, AS AMENDED, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Judy Mitchell  
Printed Name: Judy Mitchell  
P.O. Address: 517 Bay Isles Pkwy  
Longboat Key, FL 34228

George Kenneth Kohlmaier  
George Kenneth Kohlmaier  
Susan Lynn Kohlmaier  
Susan Lynn Kohlmaier

(2) Lori J. Bo  
Printed Name: Lori J. Bo  
P.O. Address: 517 Bay Isles Parkway  
Longboat Key, FL 34228

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 4th day of May, 2026, by George Kenneth Kohlmaier and Susan Lynn Kohlmaier, ( ) who are personally known to me or (X) who have produced PA DL as identification.

Lori J. Bo  
Signature of Notary Public

Print, Type/Stamp Name of Notary

