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INSTRUMENT # 2026073067 2 PG(S)

5/29/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500777

This instrument prepared by & return to:  
Michael J. Belle, Esq.  
Michael J. Belle, P.A.  
2364 Fruitville Road  
Sarasota, FL 34237  
Rec.: \$18.50  
Our File: 51504  
Parcel ID 0111044125

Doc Stamp-Deed: \$1,673.00

**General Warranty Deed**

Made this 29<sup>th</sup> day of May, 2026 by **Megan Dealtry Weber-Hogan, a Married Woman**, whose post office address is: 867 Miami Ridge Drive, Loveland, OH 45140, hereinafter called the grantor, to: **Charles Kozlowski and Teresa Kozlowski, Husband and Wife, as to a 99% undivided interest, and Faye Mallardi, a Single Woman, as to a 1% undivided interest**, whose post office address is: 403 Bayshore Drive, Venice, FL 34285, 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 and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

**UNIT NO. 25, WOODSIDE TERRACE, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1667, PAGE 1781 THROUGH 1815, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 22, PAGES 15, 15A THROUGH 15D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**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.

**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.

**SIGNATURES FOLLOW ON NEXT PAGE**


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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 **Derek Eiselmann**  
Printed Name: Derek Eiselmann  
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237

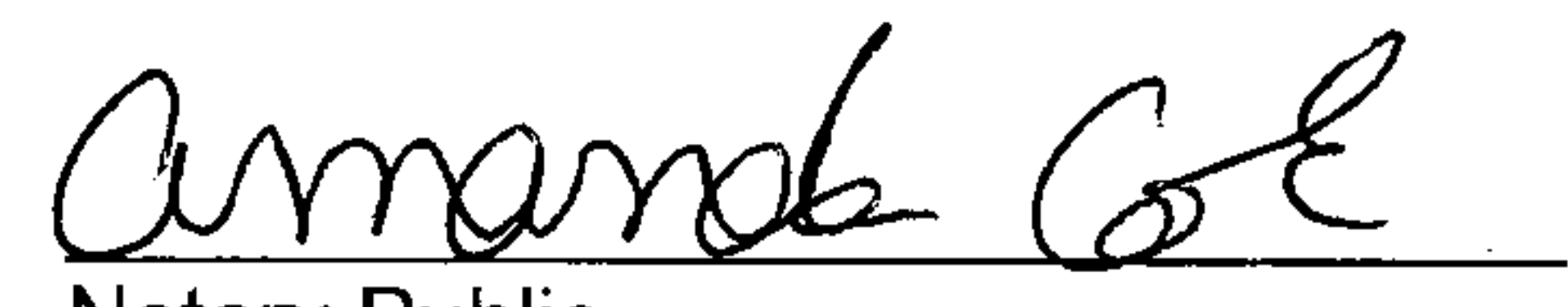
  
\_\_\_\_\_  
Witness **Megan Dealtry Weber-Hogan**

  
\_\_\_\_\_  
Witness **Amanda Cole**  
Printed Name: Amanda Cole  
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was sworn to and acknowledged before me by means of  physical presence or  online notarization, this 24th day of May 2026 by **Megan Dealtry Weber-Hogan**, who is/are personally known to me or who has/have produced OH ID as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

