

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500798

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331621-419932

Doc Stamp-Deed: \$2,275.00

Consideration: \$325,000.00
Doc Stamps: \$2,275.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 29th day of May, 2026, by Linda Vrable, a single woman ("Grantor") to Steven A. Gottschalk and Susan A. Gottschalk, husband and wife, whose post office address is 1680 Starling Drive, 101, Sarasota, FL 34231 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT 101, PHASE 3, THE LANDINGS SOUTH VII, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2094, PAGES 479 THROUGH 519, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 27, PAGES 40, 40A THROUGH 40G, AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0084012017.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

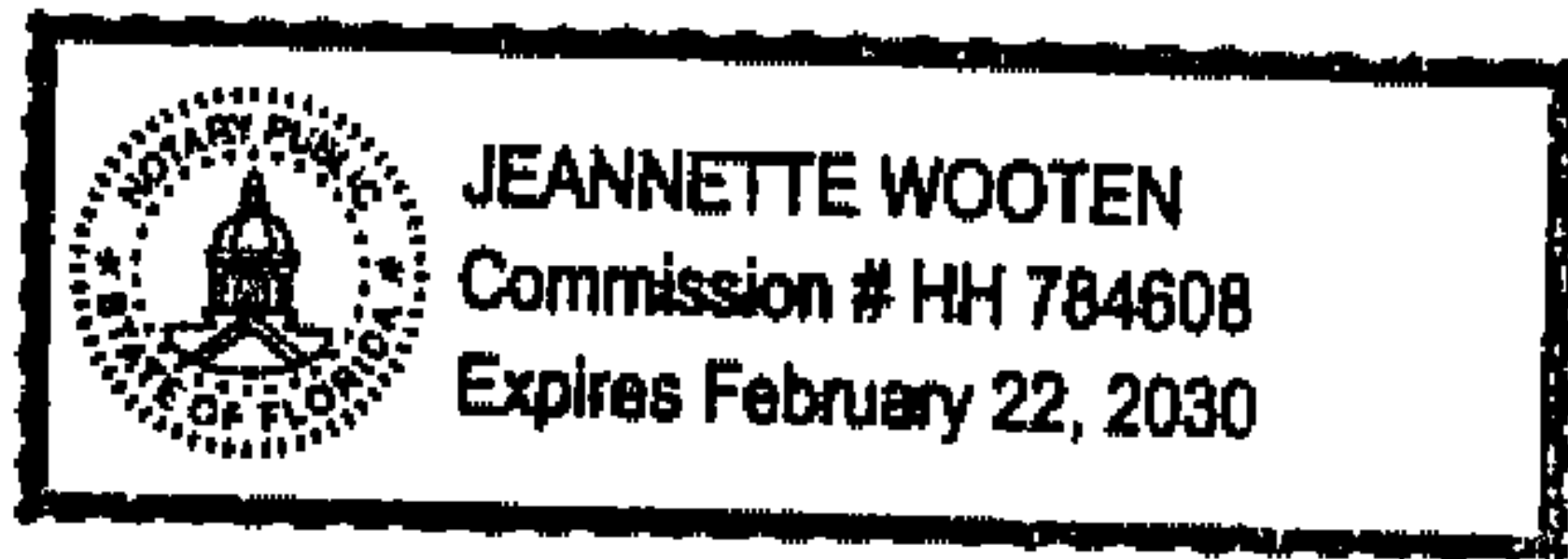
Witness#1 Sign: [Signature]
Witness#1 Print: Jeannette Wooten
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

[Signature]
Linda Vrable
Address: 3526 West Kawkawlin River Drive
Bay City, MI 48706

Witness#2 Sign: [Signature]
Witness#2 Print: Darlene Lauby
Witness #2 Address: P.O. Box 49948
Sarasota FL 34230

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of May, 2026, by Linda Vrable.



[Signature]
Notary Public **Jeannette Wooten**
Print Name: _____
My Commission Expires: _____

Personally Known ___ (OR) Produced Identification
Type of identification produced FDL