

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073753 2 PG(S)**

6/1/2026 2:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501308

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29285

Doc Stamp-Deed: \$1,946.00

Consideration: \$278,000.00

General Warranty Deed

Made this June 1, 2026 By **Alexa Leigh Manaskie, an unmarried woman**, whose post office address is: 33 Grand Palms Boulevard, Englewood, Florida 34223, hereinafter called the Grantor, to **Cristian Cosman and Oana Magdalena Cosman, husband and wife**, whose post office address is: 54 Lynnvalley Cres., Kitchener, ON N2N 3B2, Canada, , 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:

Lot 145, VINTERRA TOWNHOMES, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 351, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0162150145**

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.

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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: [Signature]
Witness # 1 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Alexa Leigh Manaskie

Witness Signature: [Signature]
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 1, 2026, by Alexa Leigh Manaskie, who is/are personally known to me or who produced DL as identification.



(SEAL)

[Signature]
Notary Public
My Commission Expires: _____