

6/11/2026 2:57 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506150

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-513-SXC
Sales Price: Price: \$175,000.00

Doc Stamp-Deed: \$1,225.00

General Warranty Deed

Made this 11th day of June, 2026 By **Kurt E. Biedermann and Monika Biedermann, wife and husband**, whose address is: 710 Four Seasons Lane, Montvale, NJ 07649, hereinafter called the grantor, to **Bradley O. Midtlien and Jennifer L. Midtlien, husband and wife, as tenants by the entirety**, whose post office address is: 1016 Paxon Drive, Bellbrook, OH 45305, 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, viz:

Unit 2623, Building 26, Stoneybrook Arbor Greens Condominium I, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2905, Page 2874, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0135031044**

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.

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) nor any member of the household of Grantor(s) reside thereon.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Kurt E. Biedermann
710 Four Seasons Lane, Montvale, NJ 07649

Witness print name below:
Sandra Cruz

[Signature]
Monika Biedermann
710 Four Seasons Lane, Montvale, NJ 07649

Witness Address:
1605 Main St #101
Sarasota, FL 34236

[Signature]
Witness Signature above:

Witness print name below:
Daniella Latkovich

Witness Address:
1605 Main St #101
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Kurt E. Biedermann and Monika Biedermann, ☐ who is/are personally known to me or ☒ who has/have produced NJ. Dr. Lic as identification.

[Signature]
Signature of Notary Public
Sandra Cruz
Print, Type/Stamp Name of Notary

