

Prepared by:  
Paula Chapman  
Integrity Title Services, Inc.  
6311 Atrium Drive, Suite 206  
Lakewood Ranch, Florida 34202

File Number: 2026-0397

Property address:  
172 Shady Pine Ln, Nokomis, Florida 34275

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026086505 2 PG(S)**

6/24/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512086

**Doc Stamp-Deed: \$1,925.00**

## **General Warranty Deed**

Made this June 24, 2026 A.D. By **Tyler Kober and Abigail Zuniga**, hereinafter called the Grantor, to; **Gautier Fabrication, Inc**, whose post office address is: 1210 Mission Valley Blvd, Nokomis, Florida 34275, 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 \$275,000.00 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:

**LOT 43, LAUREL PINES, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 25-25C AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0165100048**

**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) or any members of the household of Grantor(s) reside thereon**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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.

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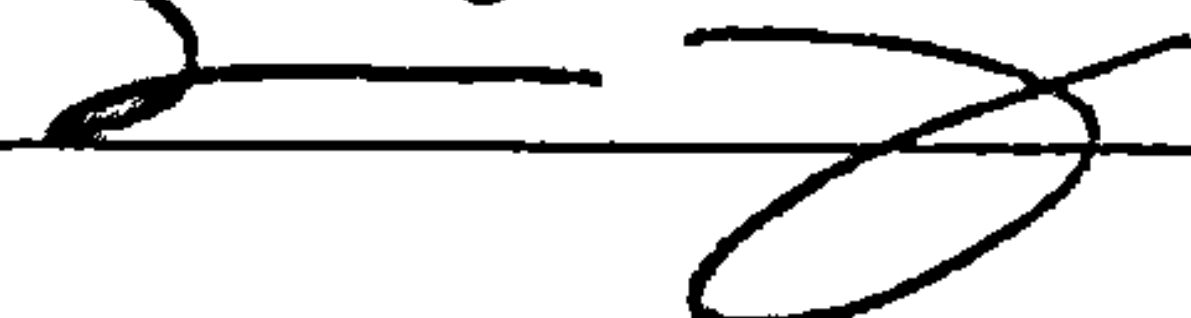
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness 1 signature:

X 

Witness 1 Printed Name and Address:

Oscar Bryan Paz

342 Marival Drive, Davenport, FL 33837

*Tyler Kober*

X Date & Time: 06/24/2026 10:06:14 EDT

**Tyler Kober**

Address: 1310 Shawnee St, Durham, North Carolina  
27701

Witness 2 signature:

X 

Witness 2 Printed Name and Address:

Luisa Paz

342 Marival Drive, Davenport, FL 33837

*Abigail Zuniga*

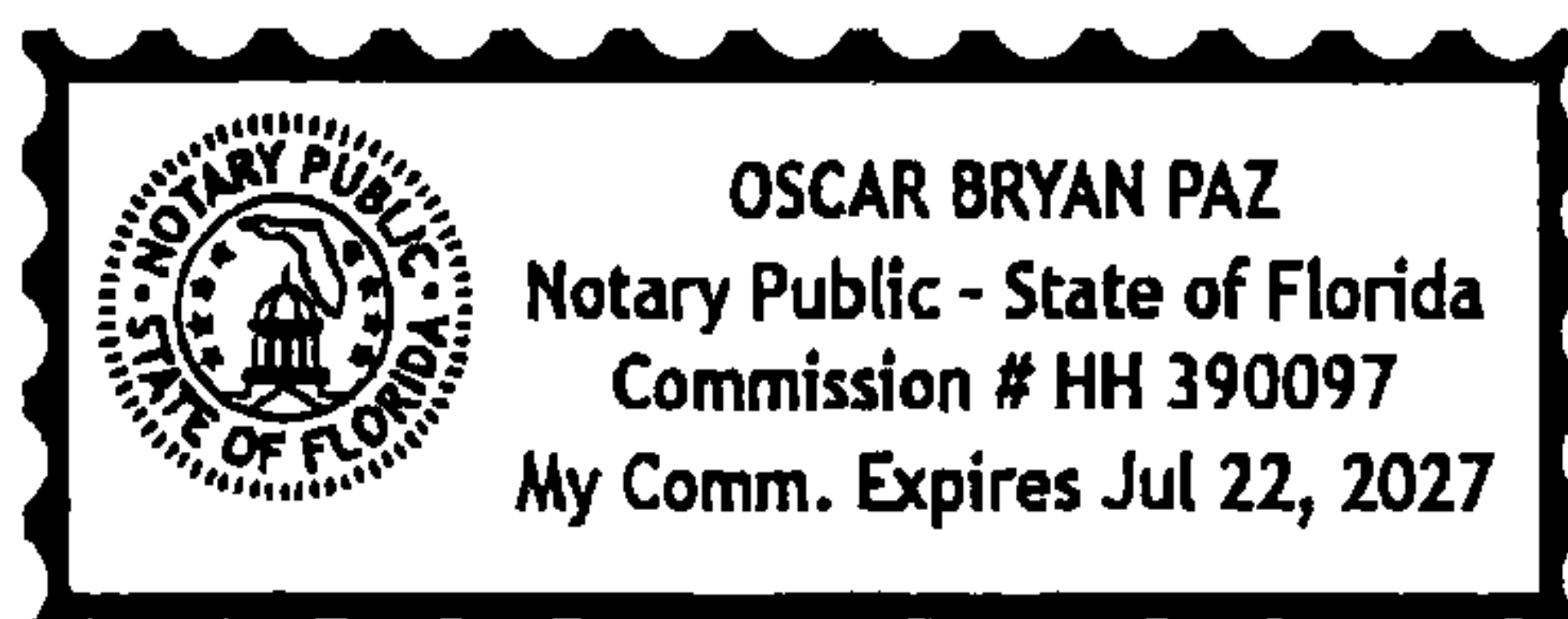
X Date & Time: 06/24/2026 09:12:12 CDT

**Abigail Zuniga**

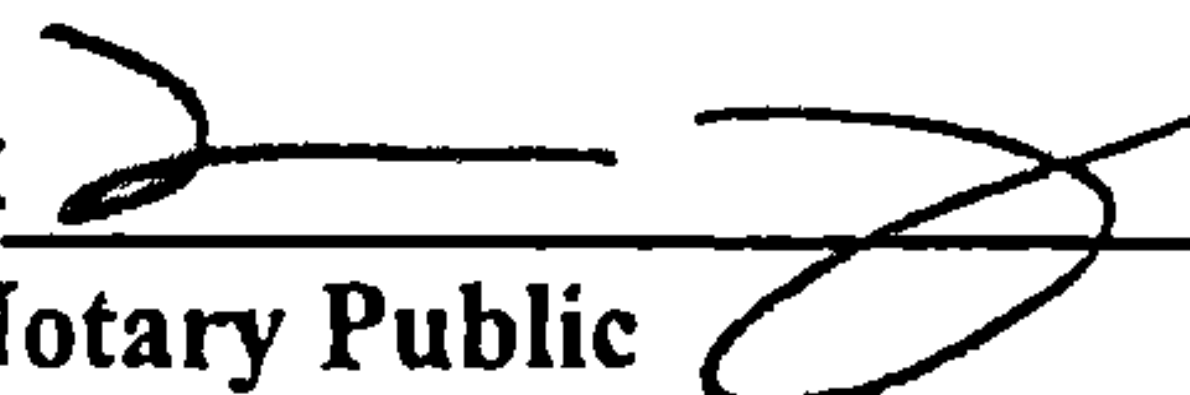
Address: 2071 Shetland Path, High Ridge, Missouri  
63049

State of FLORIDA County of Polk

The foregoing instrument was acknowledged before me by means of [ ] physical presence OR [ X ] online notarization, this 24th day of June, 2026, by Tyler Kober and Abigail Zuniga, who is/are personally known to me or who has produced Missouri & North Carolina Driver's License as identification.



This remote online notarization involved the use of audio/visual communication technology

X 

**Notary Public**

**Print Name:** Oscar Bryan Paz

**My Commission Expires:** 7/22/27

**Seal:**