

Consideration: \$429,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49573-001

**6/25/2026 12:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512429**

Doc Stamp-Deed: \$3,003.00

Property Appraiser's Parcel ID No.: 0124130063

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of June, 2026, by and between **VADGE E. KROLL, A MARRIED MAN**, whose address is **1660 Livingstone Street, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **AUGUST MICKELSON, A SINGLE MAN**, whose address is **1971 Debbie Street, Sarasota, FL 34231**, and **KINGA OLAH, A SINGLE WOMAN, TOGETHER AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose address is **1971 Debbie Street, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 33, 35 AND 37, BLOCK C OF PLAT NO 2 NORTH VAMO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 92 AND 93, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

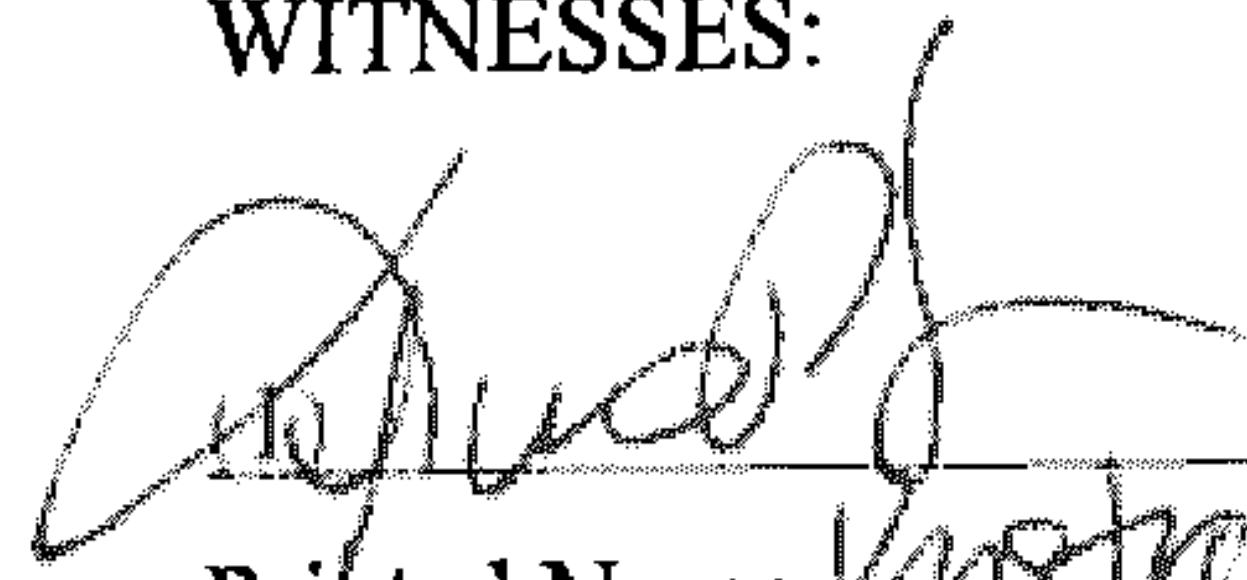
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

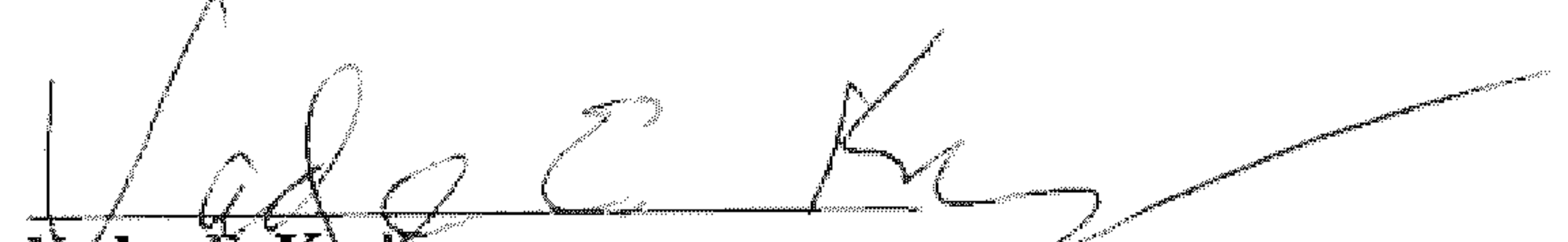
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

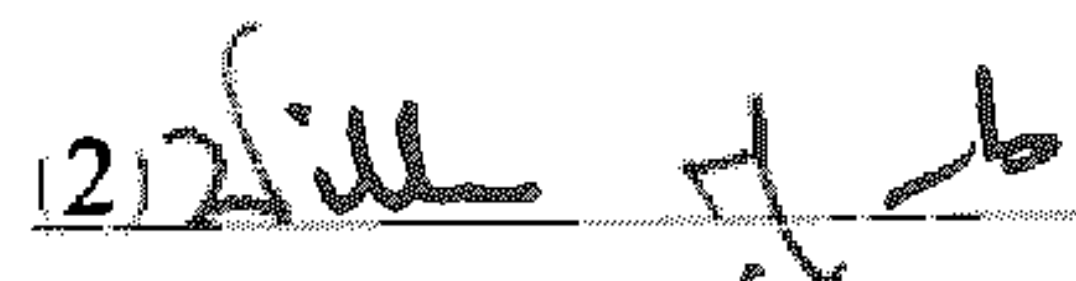
Signed, sealed and delivered in our presence:

WITNESSES:


Printed Name Kristina P. Shultz
P.O. Address 3700 S. Tamiami Trail
SARASOTA, FL 34239

GRANTOR:


Vadge E. Kroll


Printed Name William H. McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by Vadge E. Kroll, ☐ who is personally known to me or ☒ who has produced Florida Driver License as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

