

consideration: 150000

7/7/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516698

Prepared by:
Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

File Number: 26-0216

Doc Stamp-Deed: \$1,050.00

General Warranty Deed

Made this July 7, 2026 A.D. By **Valerie Silver, unmarried and Daniel Silver, unmarried**, whose address is: 14735 Sugar Bowl Rd, Myakka City, Florida 34251, hereinafter called the grantor, to **Joseph Kubin and Sasha Kubin, husband and wife**, whose address is: 269 Dan Mont Vista, Daniels, West Virginia 25832, 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)

Witneseth, 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 302, BARRINGTON WOODS, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1449, Pages 1285 through 1319, inclusive, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 17, Pages 17 and 17A, and amended in Condominium Book 19, Pages 35 and 35A, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: 2001-10-1006

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.

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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:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Kelly Oatsvall
First Witness Signature
Witness Printed Name Kelly Oatsvall
Address: 6014 99th St E
Bradenton, FL 34202

Amanda K. Milstead
Second Witness Signature
Witness Printed Name AMANDA K. MILSTEAD
Address: 3639 Cortez Road W, #140
Bradenton, FL 34210

State of Florida

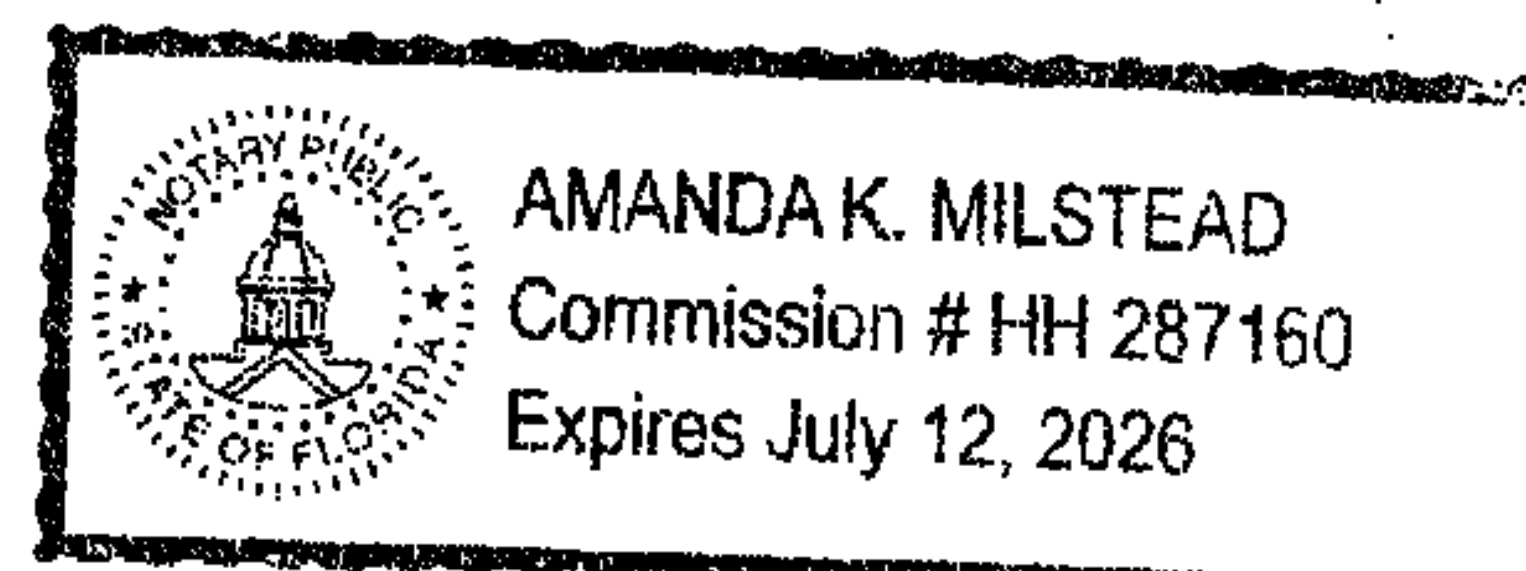
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Valerie Silver, who is/are personally known to me or who has produced Dee Lee as identification.

Valerie Silver (Seal)
Valerie Silver
Address: 14735 Sugar Bowl Rd, Myakka City, Florida 34251

Amanda K. Milstead
Notary Public Signature
Print Name: AMANDA K. MILSTEAD
My Commission Expires: _____

(SEAL)



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Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

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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:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



First Witness Signature
Witness Printed Name SYDNEY W. HAWKINS
Address: 1855 NORMANDY GLEN
ESCONDIDO CA 92027



Second Witness Signature
Witness Printed Name Melissa L. Hawkins
Address: 1855 Normandy Glen
Escondido, CA 92027

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of July, 2026, by Daniel Silver, unmarried, who is/are personally known to me or who has produced _____ as identification.



Daniel Silver (Seal)
Address: 1725 Shattuck Ave, #308, Berkeley, California 94709

Notary Public Signature
Print Name: _____
My Commission Expires: _____
(SEAL)

see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On July 03, 2026 before me, Melissa L. Hawkins, Notary Public
(insert name and title of the officer)

personally appeared Daniel Silver,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)

