

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026095938 2 PG(S)**

**7/14/2026 4:27 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3519788**

Consideration: \$180,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Natasha Selvaraj, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-49757-001

**Doc Stamp-Deed: \$1,260.00**

Property Appraiser's Parcel ID No.: 0066-15-1014

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 14th day of July, 2026, by and between **STANLEY G. DOLATA, JR AND PAMELA MARIE DOLATA, HUSBAND AND WIFE**, whose address is **3541 Wilkinson Woods Drive, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **THOMAS J. CHONKO, A SINGLE MAN, AND LAURA M. CHONKO, A SINGLE WOMAN**, as joint tenants with right of survivorship, whose address is **33710 North Fall Lake Drive, Avon, OH 44011** (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:

**UNIT 3346, CASA DEL SOL, A CONDOMINIUM, SECTION 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 2787, ET SEQ., AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGES 16, 16A AND 16B, 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.

*(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:

GRANTOR:

(1) [Signature]

Printed Name Jan Langa

P.O. Address 8433 Enterprise Cir., Suite 200  
Lakewood Ranch FL 34202

[Signature]  
Stanley G. Dolata, Jr

[Signature]  
Pamela Marie Dolata

(2) [Signature]

Printed Name SETH LANGA

P.O. Address 8433 Enterprise Cir., Suite 200  
Lakewood Ranch FL 34202

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 13th day of July, 2026, by Stanley G Dolata, Jr and Pamela Marie Dolata. (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

[Signature]  
Signature of Notary Public

Print/Type/Stamp Name of Notary

