

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

File Number: 2026-0405

Property address:
771 Vivienda South Ct #9, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100345 3 PG(S)

7/23/2026 12:41 PM

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

SIMPLIFILE

Receipt # 3523518

Doc Stamp-Deed: \$1,610.00

General Warranty Deed

Made this July 21, 2026 A.D. By **Jon R Kokinda and Tracey L Stroh**, hereinafter called the grantor, to **Vicki Shoaf, an unmarried woman**, whose post office address is: 771 Vivienda South Ct #9, Venice, Florida 34293, 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 \$230,000.00 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:

Unit 9, VIVIENDA WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1235, Page 867, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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.

Parcel ID Number: **0437051009**

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.

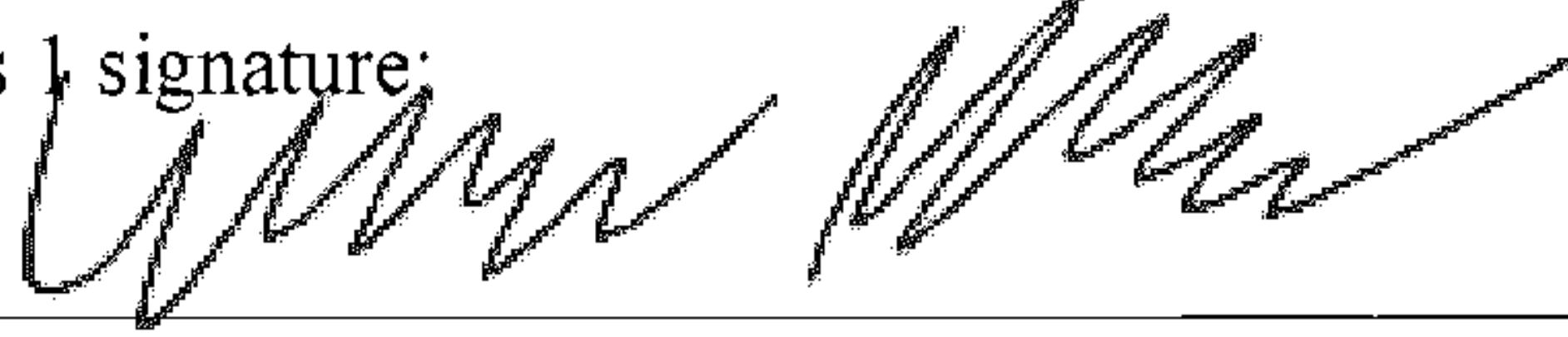
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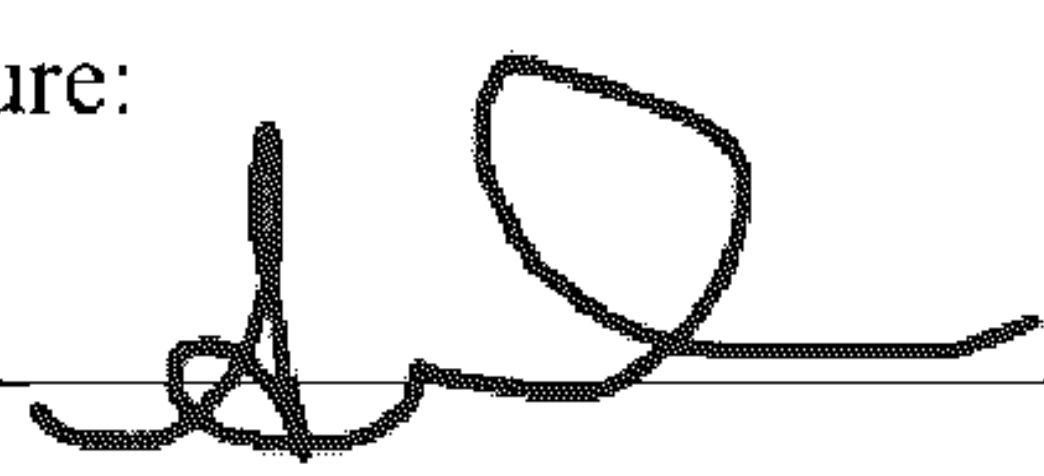
Property address:
771 Vivienda South Ct #9, Venice, Florida 34293

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:

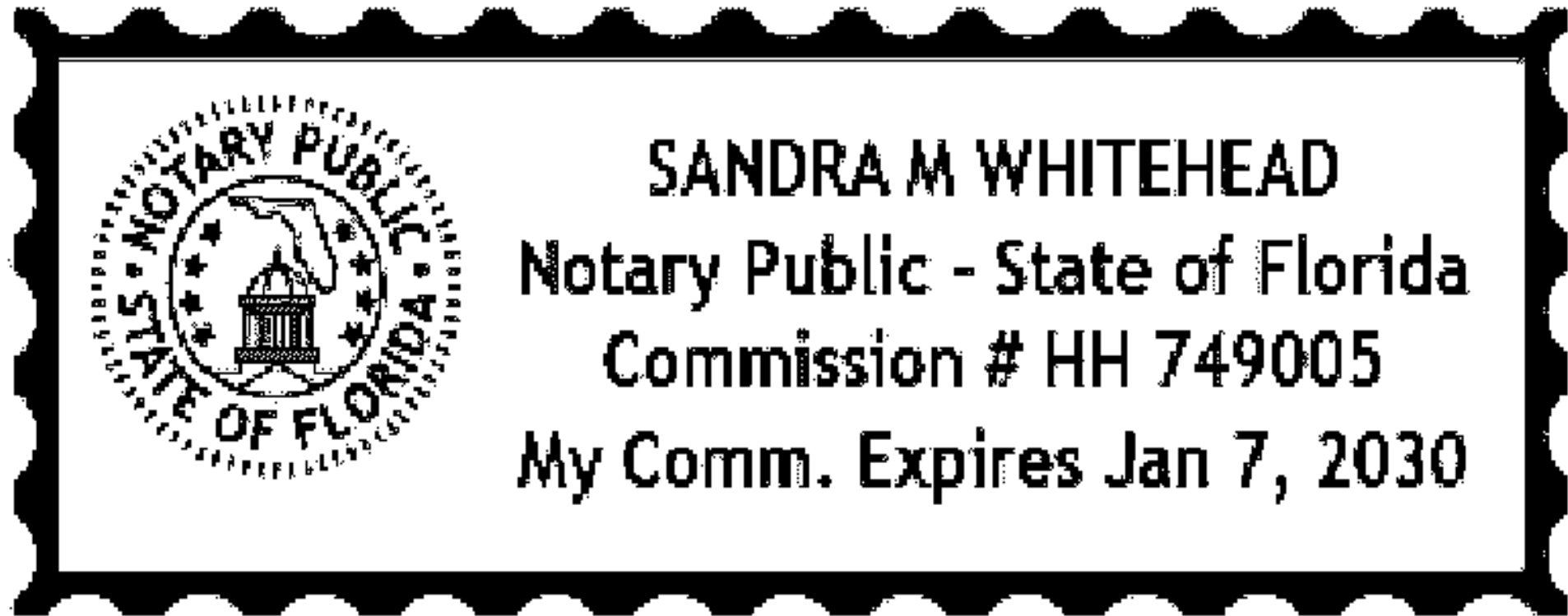
Witness 1 signature:
X 
Signed by: Wesley Moyer
Witness 1 Address: 6311 Atrium Dr #206, Lakewood Ranch FL 34202

Jon R Kokinda
X **Date & Time: July 20, 2026 10:38:25 EDT** (Seal)
Jon R. Kokinda
Address: 43 Fairmount Ave, Wakefield, Massachusetts 01880

Witness 2 signature:
X 
Signed by: Sandra M Whitehead
Witness 2 Address: 6311 Atrium Dr #206, Lakewood Ranch FL 34202

State of **FLORIDA** County of **MANATEE**
The foregoing instrument was acknowledged before me by means of ____ physical presence OR **X** online notarization,
this **20th** day of July, 2026, by Jon R Kokinda, who is/are personally known to me or who has produced
MA Driver's License as identification.

X 
Signed by: Sandra M Whitehead
Notary Public
Date & Time: July 20, 2026 10:47:17 EDT
My Commission Expires:
Seal:



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

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

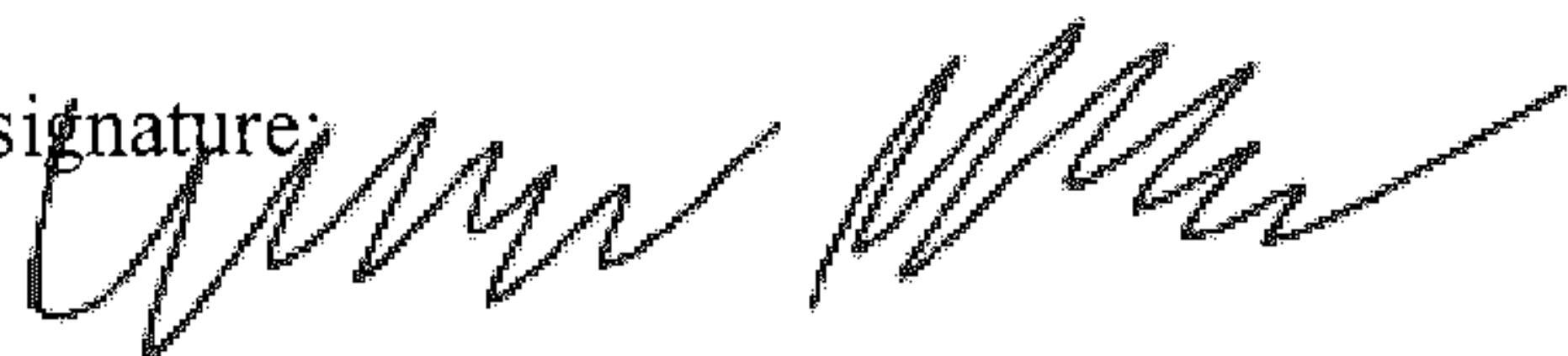
File Number: 2026-0405

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771 Vivienda South Ct #9, Venice, Florida 34293

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

Signed by: Wesley Moyer
Date & Time: July 20, 2026 10:46:17 EDT
Witness 1 Printed Name and Address:

Wesley Moyer

6311 Atrium Dr #206, Lakewood Ranch, FL 34202

Tracey L Stroh

X **Date & Time: July 20, 2026 16:43:39 CEST**

Tracey L Stroh

Address: UNIT 9500 Box 150 DPO AE 09624

Witness 2 signature:



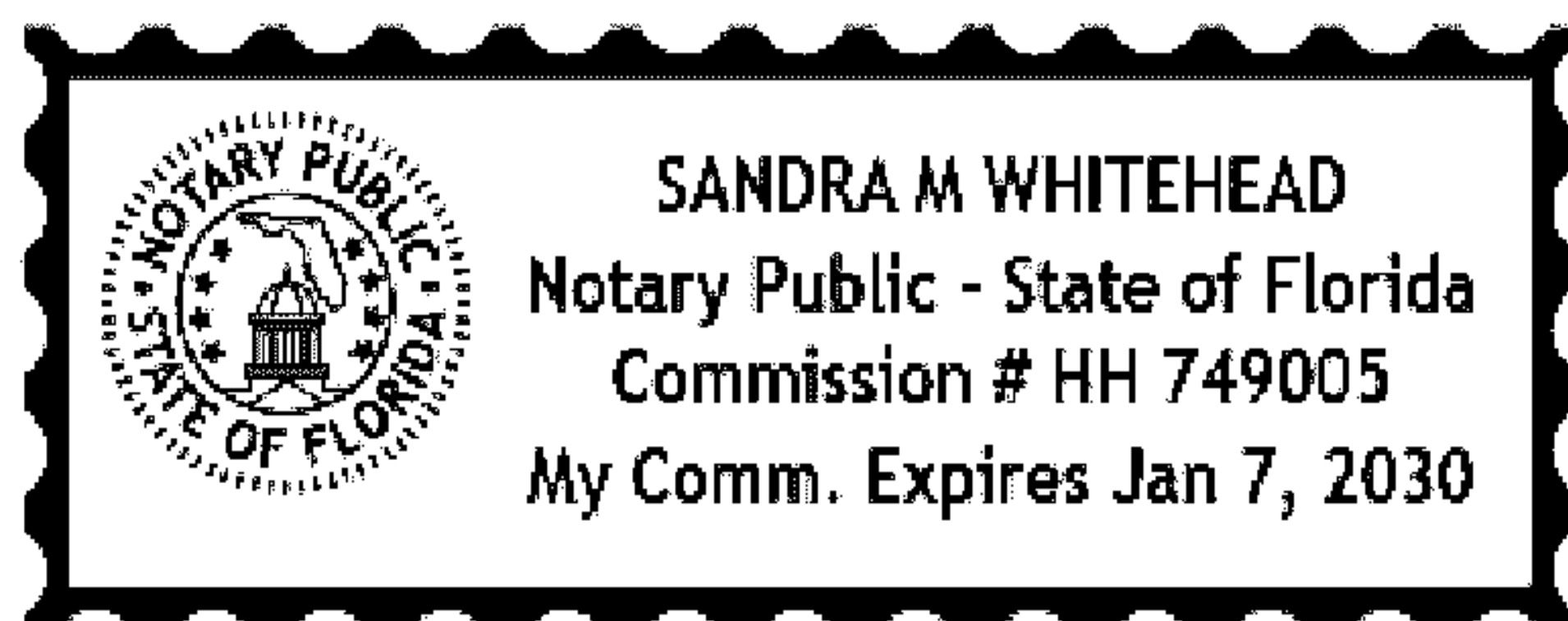
X

Signed by: Sandra M Whitehead
Date & Time: July 20, 2026 10:47:35 EDT

Address: 6311 Atrium Dr # 206, Lakewood Ranch, FL 34202

State of FLORIDA County of MANATEE

The foregoing instrument was acknowledged before me by means of physical presence OR X online notarization,
this 20th day of July, 2026, by Tracey L Stroh, who is/are personally known to me or who has produced
Montana Driver License as identification.



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



Signed by: Sandra M Whitehead

X **Date & Time: July 20, 2026 10:47:41 EDT**

Notary Public

Print Name:

My Commission Expires:

Seal: