

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100731 4 PG(S)**

7/23/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523868

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29472

Doc Stamp-Deed: \$1,260.00

Consideration: \$180,000.00

General Warranty Deed

Made this July 23, 2026 By **Jeff Streitmatter III, Gloria Fischer and Katrine Haefli, Individually and as Successor Trustees of the Jeff Streitmatter, Jr. Declaration of Trust dated March 10, 1992, as amended**, whose post office address is: 4667 Stone Ridge Trail, Sarasota, Florida 34232, hereinafter called the Grantor, to **Adam Dahlberg, an unmarried man**, whose post office address is: 2371 10th Street, Sarasota, Florida 34237, 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 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:

Lot 6, Block D, ETHAN ALLEN SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 35, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2023140036**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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, nor is it contiguous or adjacent thereto.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the successor trustees to grant, sell and convey real property and that said trust is still in full force and effect and that Jeff Streitmatter III, Gloria Fischer and Katrine Haefli are still acting as Successor Trustees.

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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.

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 Signature:

Witness # 1 Printed Name:

Post Office Address:

Tammy Must

Tammy Must

440 Gulf of Mexico Dr
Longboat Key FL 34228

Jeff Streitmatter III (Seal)

**Jeff Streitmatter III, Individually and as Successor Trustees of
the Jeff Streitmatter, Jr. Declaration of Trust dated March
10, 1992**

Witness Signature:

Witness # 2 Printed Name:

Post Office Address:

Julie Walker

Julie Walker

1800 Second Street, Suite 777
Sarasota, FL 34236

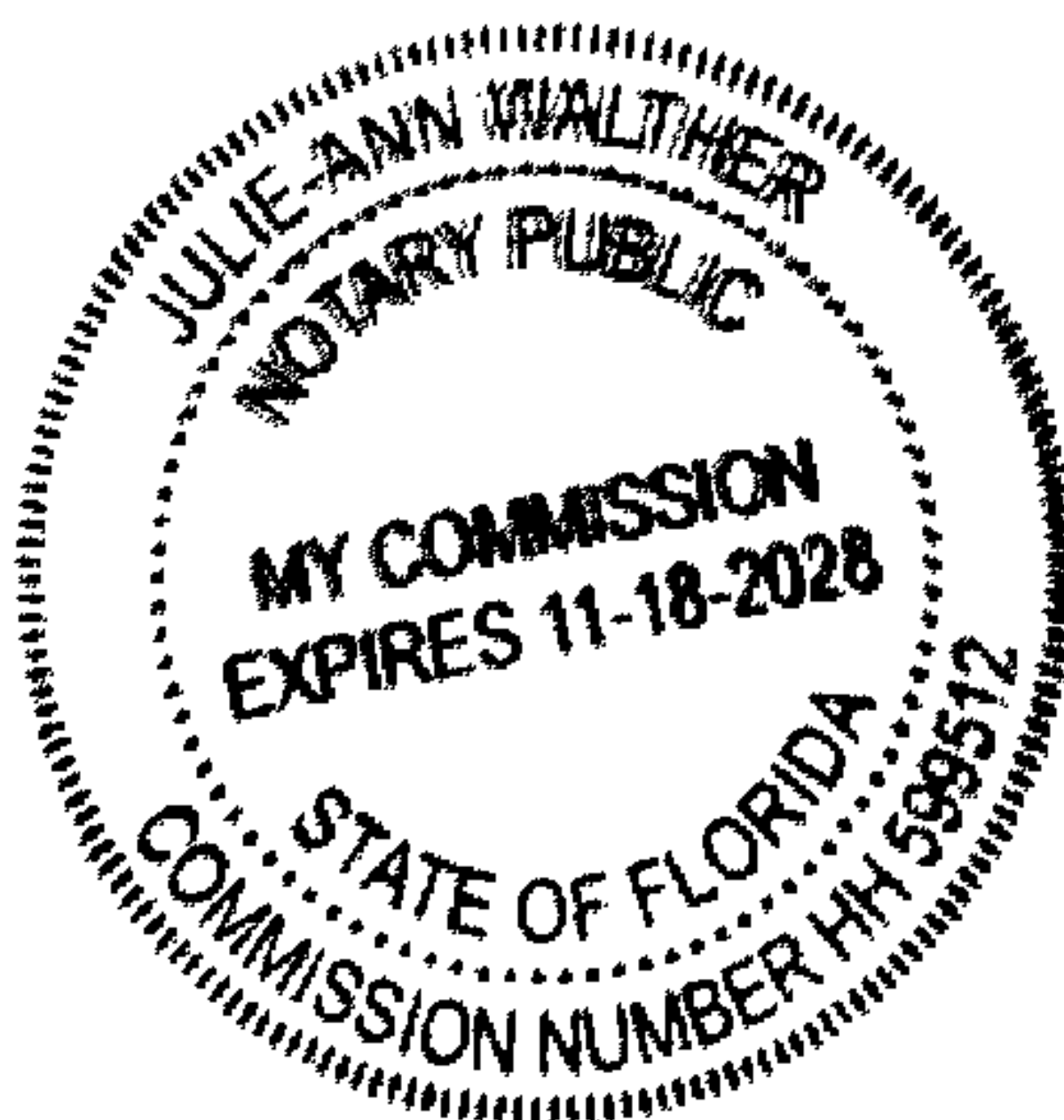
State of

County of

FL
Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this July 20, 2026, by Jeff Streitmatter III, Individually and as Successor Trustees of the Jeff Streitmatter, Jr. Declaration of Trust dated March 10, 1992, who is/are personally known to me or who produced FL ID as identification.

(SEAL)



Notary Public

My Commission Expires:

Julie Walker

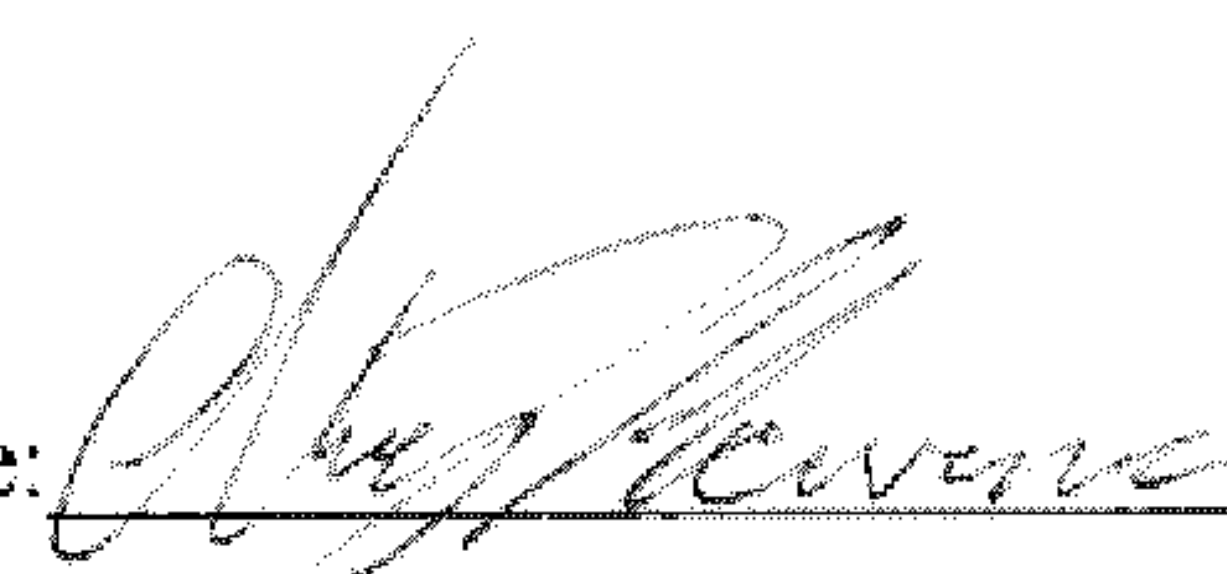
Prepared by and return to:
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Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29472

Signed, sealed and delivered in our presence:

Witness Signature: 

Witness # 1 Printed Name: Laura Warren-Roberts

Post Office Address: 1016 Holly St.
Elmwood IL 601529

Witness Signature: 

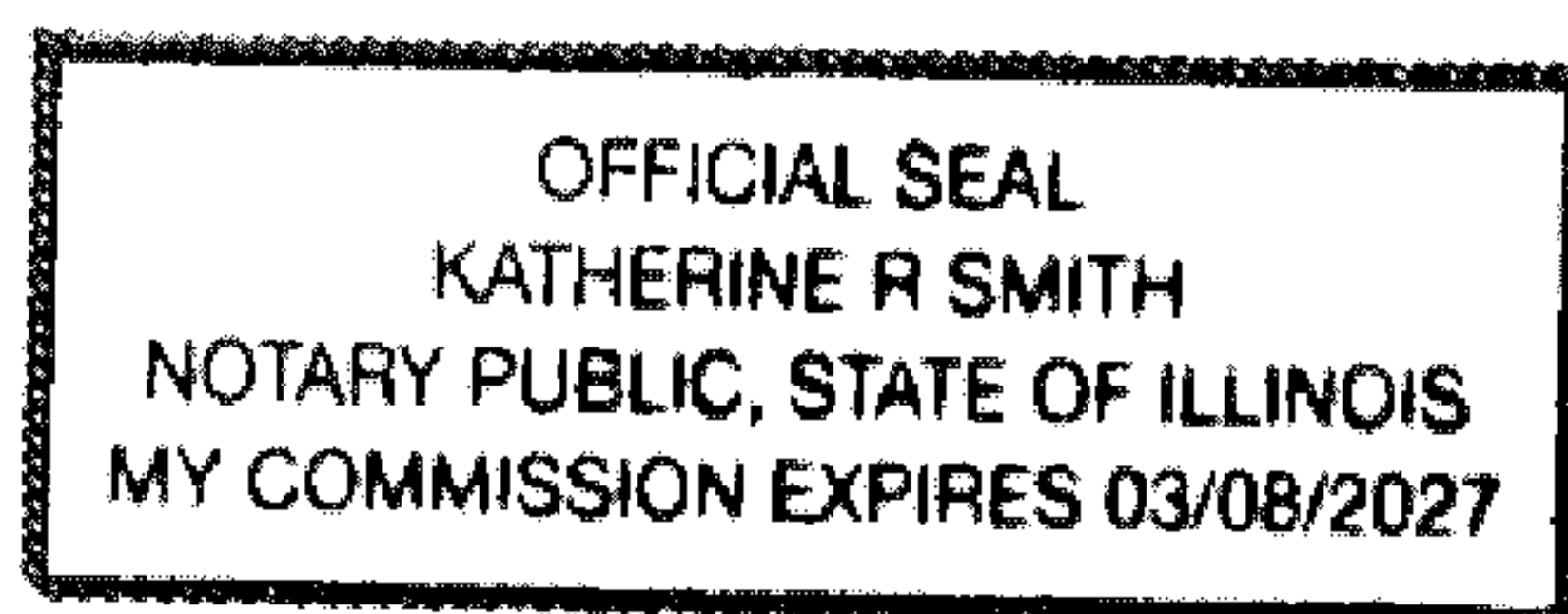
Witness # 2 Printed Name: Mary Heavener

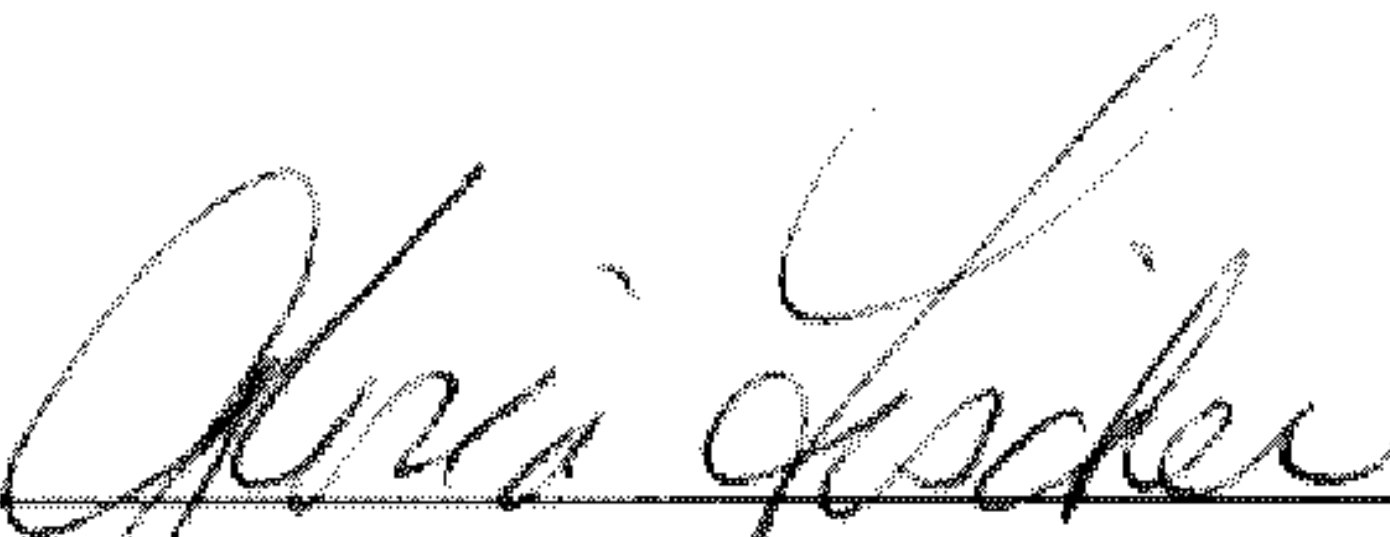
Post Office Address: 311 SW Water St Pe
pecoria IL 61602

State of
County of

I am a Notary Public of the State of Illinois, and my commission expires on 3/8/2027 The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this July 13th, 2026, by Gloria Fischer, Individually and as Successor Trustees of the Jeff Streitmatter, Jr. Declaration of Trust dated March 10, 1992, who is/are personally known to me or who produced Driver's License as identification.

(SEAL)





(Seal)
Gloria Fischer, Individually and as Successor Trustees of the
Jeff Streitmatter, Jr. Declaration of Trust dated March 10,
1992


Notary Public
My Commission Expires: 3/8/2027

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29472

Signed, sealed and delivered in our presence:

Witness Signature:

Tammy Mast

Witness # 1 Printed Name:

Tammy Mast

Post Office Address:

440 Gulf of Mexico Dr
Longboat Key 34228

Katrine Haefli (Seal)
Katrine Haefli, Individually and as Successor Trustees of the
Jeff Streitmatter, Jr. Declaration of Trust dated March 10,

Witness Signature:

Julie Walther

Witness # 2 Printed Name:

Julie Walther

Post Office Address:

1800 Second Street, Suite 777
Sarasota, FL 34236

State of

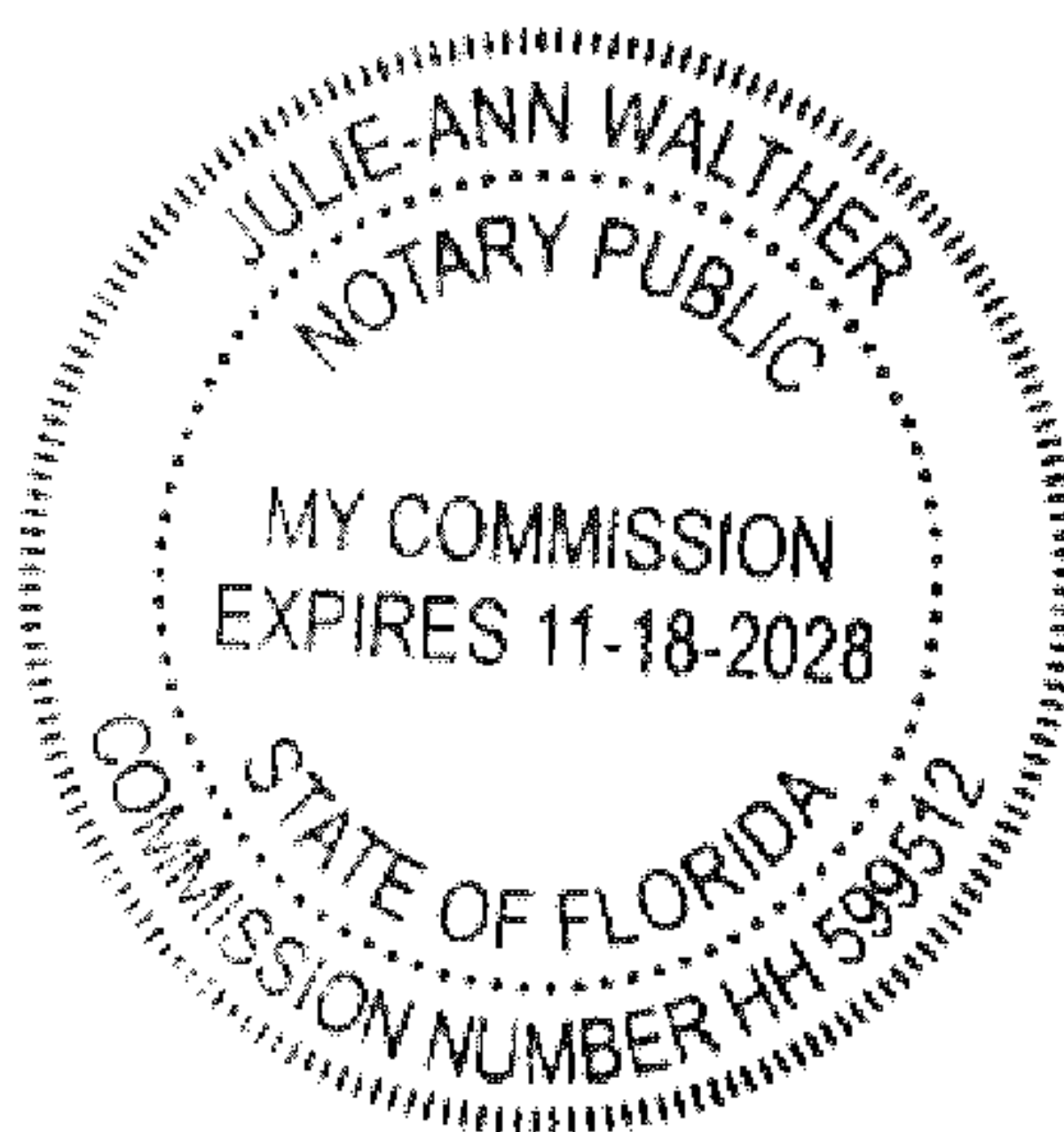
FL

County of

SARASOTA

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this July 20, 2026, by Katrine Haefli, Individually and as Successor Trustees of the Jeff Streitmatter, Jr. Declaration of Trust dated March 10, 1992, who is/are personally known to me or who produced FL DL as identification.

(SEAL)



Julie Walther
Notary Public
My Commission Expires: _____