

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026101073 2 PG(S)**

7/24/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524169

Doc Stamp-Deed: \$3,325.00

Prepared by and return to:

Hayley Baldinelli

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6765

Purchase Price: \$475,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$3,325.00

Parcel Identification No.: 0758040318

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **24th day of July, 2026**, between **David C. Kagels and Sandra L. Kagels, husband and wife**, whose post office address is **12301 Auburndale Court, Venice, FL 34293**, Grantors, to **Mark A. Friedman and Sara E. Friedman, husband and wife**, whose post office address is **7722 Aldridge Place, Dublin, OH 43017**, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 318, GRAND PALM, PHASE 1B, a subdivision according to the map or plat thereof, as recorded in Plat Book 48, Page 20 of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Printed Name: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

David C. Kagels
David C. Kagels

WITNESSES #2:

Printed Name: Samantha Rusznay

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Sandra L. Kagels
Sandra L. Kagels

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026, by David C. Kagels and Sandra L. Kagels, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

