

①

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109426 3 PG(S)**

8/11/2026 3:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531325

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29512

Doc Stamp-Deed: \$2,975.00

Consideration: \$425,000.00

General Warranty Deed

Made this August 11, 2026 By **Stuart Stoltzfus, an unmarried man, and Bethanie Stoltzfus, an unmarried woman**, whose post office address is: PO Box 776, Idaho Springs, Colorado 80452, hereinafter called the Grantor, to **Donald Petrie and Silvia Petrie, husband and wife**, whose post office address is: 5242 Abdella Lane, North Port, Florida 34291, 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 18, Block 1485, Thirtieth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 14, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0951148518**

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.

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29512

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: _____

Jessica A. Israileff
Jessica A. Israileff

414 S. Tamiami Trail
Osprey, FL 34229

Stuart Stoltzfus

Stuart Stoltzfus

(Seal)

Witness Signature: _____

Witness # 2 Printed Name: _____

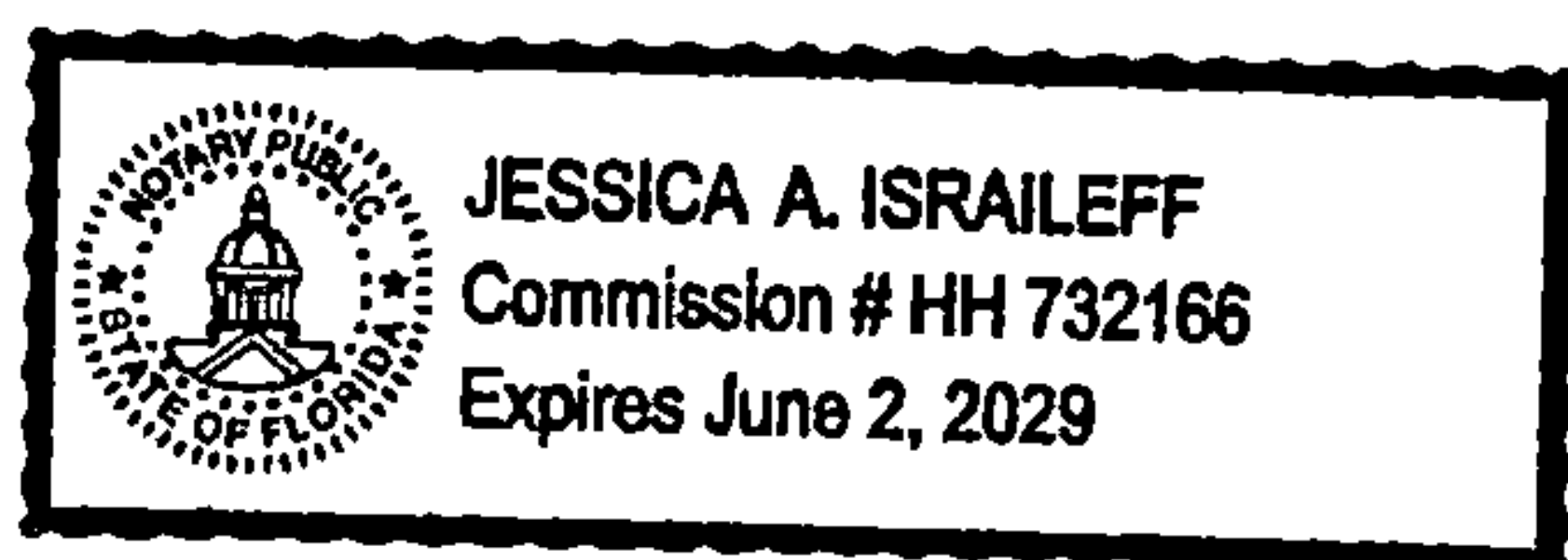
Post Office Address: _____

Kelly Anne Dietz
Kelly Anne Dietz

414 S. Tamiami Trail
Osprey, FL 34229

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this August 7, 2026, by Stuart Stoltzfus, who is personally known to me or who produced drivers license as identification.



(SEAL)

Jessica A. Israileff
Notary Public
My Commission Expires: 6-2-2029

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29512

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Witness # 1 Printed Name: Summer Knight

Post Office Address: PO Box 3254,
Nederland, CO, 80466

[Signature] (Seal)
Bethanie Stoltzfus

Witness Signature: [Signature]

Witness # 2 Printed Name: Crystal Goode

Post Office Address: P.O. Box 10666
Idaho Springs, CO 80452

State of Colorado
County of Clear Creek

I am a Notary Public of the State of Colorado, and my commission expires on 02/13/2027. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 7, 2026, by Bethanie Stoltzfus, who is personally known to me or who produced Colorado Drivers License as identification.

[Signature]
Notary Public
My Commission Expires: 02/13/2027

(SEAL)

