

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121960 2 PG(S)**

9/8/2026 12:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542098

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29589

Doc Stamp-Deed: \$4,235.00

Consideration: \$605,000.00

General Warranty Deed

Made this September 8, 2026 By **Marc Salzman and Jaclyn Marie Culver Salzman, husband and wife**, whose post office address is: 378 MacEwen Drive, Osprey, Florida 34229, hereinafter called the Grantor, to **Douglas K. Thede and Janet L. Thede, Trustees of the Douglas K. Thede Trust dated November 5, 2001 and Janet L. Thede and Douglas K. Thede, Trustees of the Janet L. Thede Trust dated November 5, 2001**, whose post office address is: 401 North Point Road, Unit #304, Osprey, Florida 34229, 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:

Unit 304, of MERIDIAN III AT THE OAKS PRESERVE, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2003073850, and all subsequent amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0133051204**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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.

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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: Jami L. Elwood
Witness # 1 Printed Name: Jami L. Elwood
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Marc Salzman (Seal)
Marc Salzman

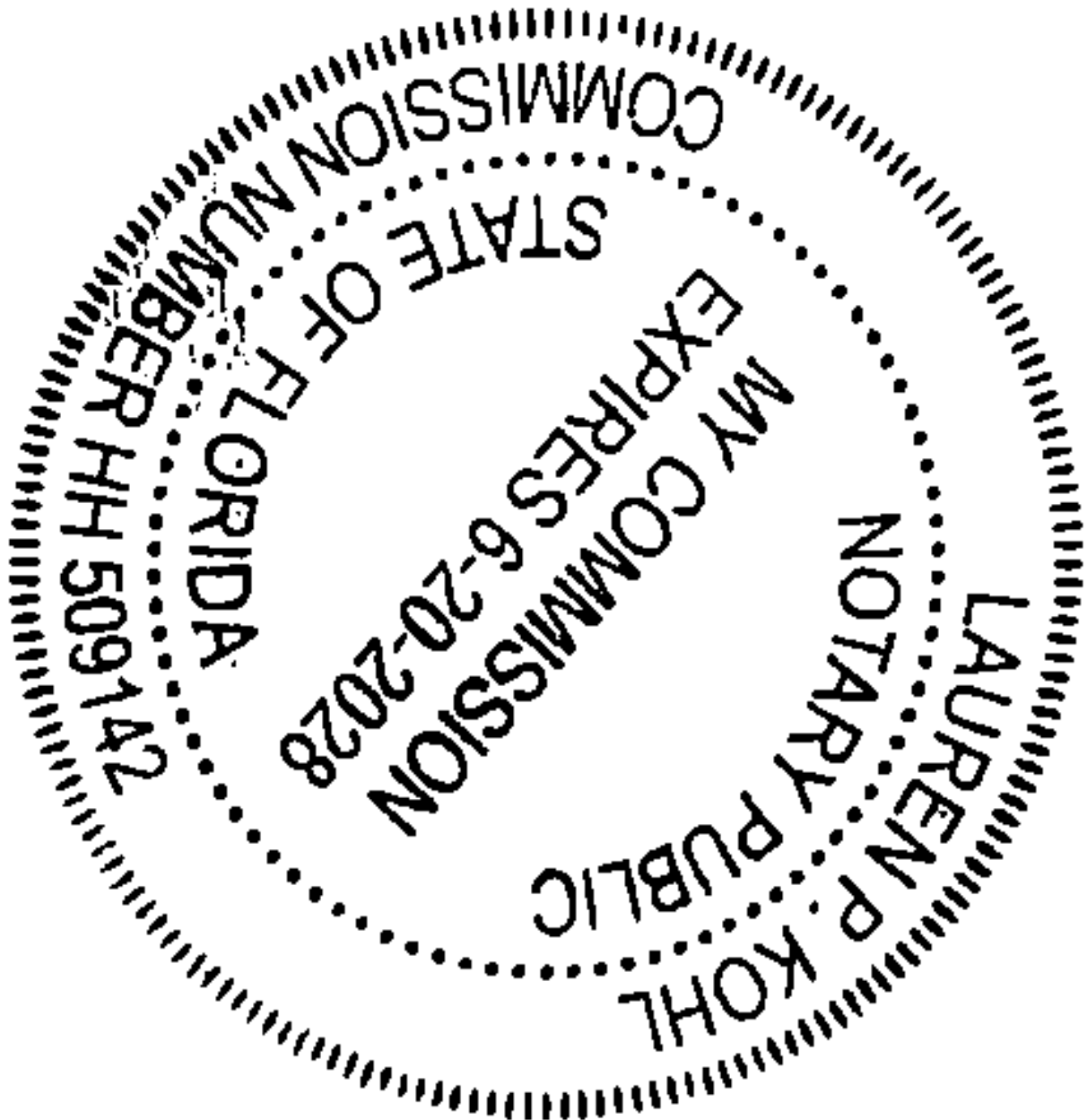
Witness Signature: Lauren Kohl
Witness # 2 Printed Name: Lauren Kohl
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Jaclyn Marie Culver Salzman (Seal)
Jaclyn Marie Culver Salzman

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this September 2, 2026, by Marc Salzman and Jaclyn Marie Culver Salzman, who are personally known to me or who produced DL as identification.

(SEAL)



Lauren P. Kohl
Notary Public
My Commission Expires: _____