

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X063
Parcel ID No. 0064120016
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128462 2 PG(S)

9/22/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547793

Doc Stamp-Deed: \$2,143.40

General Warranty Deed

This Warranty Deed dated this 21st day of September, 2026 by William A. Samuels, Individually and as Trustee of the Kenneth L. Samuels and Theresa A. Samuels Revocable Trust dated October 29, 2009, as amended, whose address is: 5111 Palmer Ranch Pkwy., Room 174, Sarasota, Florida 34238, hereinafter called the Grantor, to Edin Karajic, whose post office address is: 5865 Countrywood Dr., Sarasota, Florida 34232, 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 Grantor, for the sum of \$306,200.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 1398, COLONIAL OAKS, UNIT NO. 22, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 23, of the Public Records of Sarasota County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors in the presence of:

P. Sullivan

Witness #1 Signature

P. Sullivan

Witness #1 Print Name

2042 Bee Ridge Rd.

Witness #1 Mailing Address

Sarasota FL 34239

Witness #1 City, State, Zip Code

Donna Bennington

Witness #2 Signature

Donna Bennington

Witness #2 Print Name

5712 Firestone Ct.

Witness #2 Mailing Address

Sarasota, FL 34238

Witness #2 City, State, Zip Code

William A. Samuels

William A. Samuels, Individually and as
Trustee of the Kenneth L. Samuels and Theresa
A. Samuels Revocable Trust dated October 29,
2009,

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
___ online notarization, this 21 day of September, 2026, by William A. Samuels,
Individually and as Trustee of the Kenneth L. Samuels and Theresa A. Samuels Revocable Trust
dated October 29, 2009, as amended, ___ who is personally known to me or X who produced
drivers license as identification.

Patricia S. Sullivan

Notary Public Signature

Print Name: _____

My Commission Expires: _____

(Affix Seal)

