

Consideration: \$370,000.00
Recording Fees: \$19.50
Documentary Stamps: \$2,590.00

Prepared by and Return To:

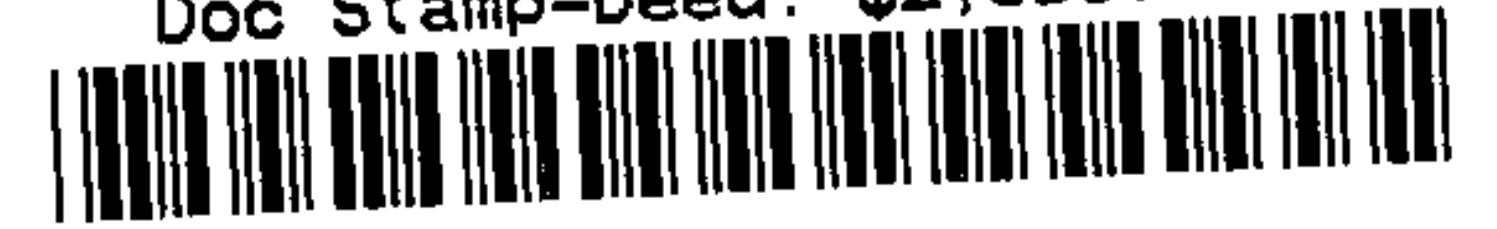


**SANDBERG
PHOENIX**

Scott Dunlap, Esquire
SANDBERG PHOENIX & VON GONTARD P.C.
P.O. Box 3948
Sarasota, FL 34230-3948
File No.: 34506-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128868 2 PG(S)
September 22, 2026 04:54:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,590.00



WARRANTY DEED

This Warranty Deed is made by Pal Kovacs and Csilla Kovacs, f/k/a Csilla Horvat, a/k/a Csillia Horvat husband and wife, hereinafter referred to as "Grantor," to Lois Marshall, whose address is: 4756 Oak Hill Dr., #16, Sarasota, FL 34232, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 16, of VILLAGE OAKS, SECTION "C", a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1831, Page(s) 2148, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 25, Page 16, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 0044143016.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 21 day of September, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Witness 1 Signature

Witness 1 Printed Name:

Scott Dunlap

Witness 1 Address:

**P.O. BOX 3948
SARASOTA, FL 34230-3948**

GRANTOR:

Pal Kovacs

Pal Kovacs
2141 Cork Oak St.
Sarasota, FL 34232

Csilla Kovacs

Csilla Kovacs, f/k/a Csilla Horvat, a/k/a Csillia Horvat
2141 Cork Oak St.
Sarasota, FL 34232

As to all Grantors

Sandra K. Dunbar

Witness 2 Signature

Witness 2 Printed Name:

Sandra K. Dunbar

Witness 2 Address:

**P.O. BOX 3948
SARASOTA, FL 34230-3948**

As to all Grantors

STATE OF FLORIDA

COUNTY OF SAASOTA

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on September 21, 2026 by Pal Kovacs and Csilla Kovacs, f/k/a Csilla Horvat, a/k/a Csillia Horvat.

Personally known ☐

or Produced Identification ☐

Type of Identification Produced Off Lic

Notary Public

Print Name:

My Commission Expires:

