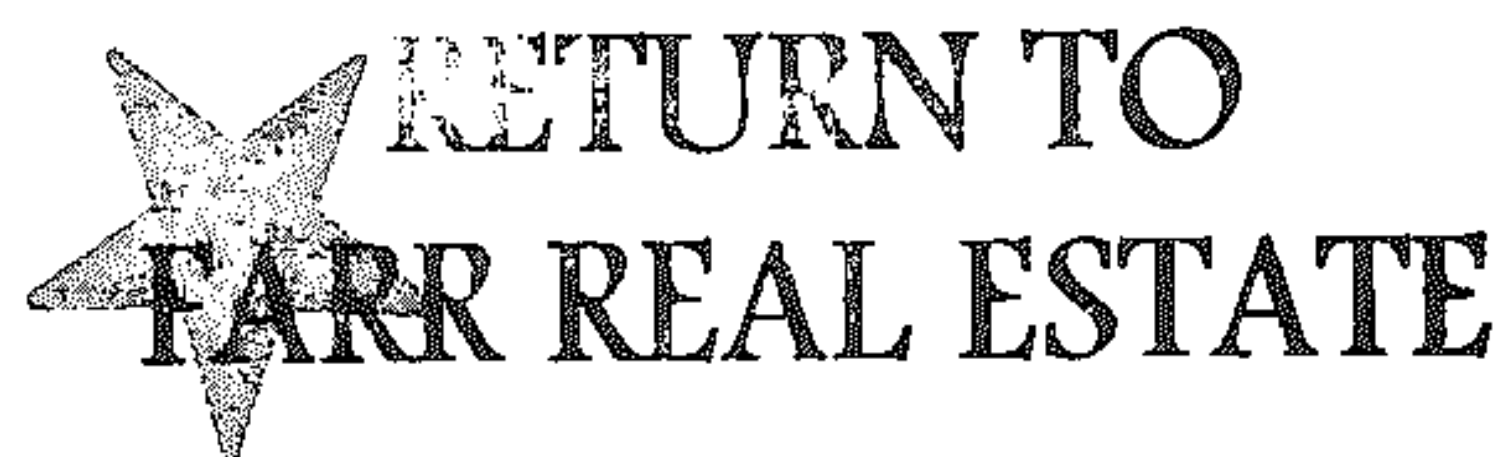




RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129370 1 PG(S)

Prepared by and return to:
BRETT H. SIFRIT, ESQUIRE
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950

9/23/2026 4:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Parcel Identification No. 0057030073

SIMPLIFILE

Receipt # 3548575

[Space Above This Line For Recording Data]

Warranty Deed

Doc Stamp-Deed: \$5,425.00

This Warranty Deed made this 23 day of September, 2026 between KAHLI PROPERTIES, INC., a Florida corporation F/K/A KAHLI PROPERTIES LLC, a Florida limited liability company whose post office address is 15134 Las Olas Place, Bradenton, FL 34212, grantor, and ELIZABETH M. FRASER, and KAI GAMEL, as joint tenants with the right of survivorship, and not as tenants in common, whose post office address is 2329 Rose Street, Sarasota, FL 34239, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 12, Block B, Long Meadow Second Addition, according to the plat thereof recorded in Plat Book 6, Page 16, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2026.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

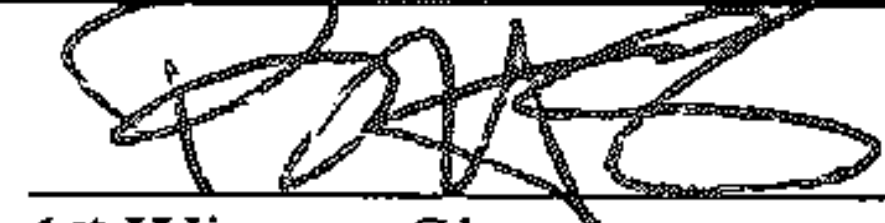
To Have and to Hold, the same in fee simple forever.

And 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

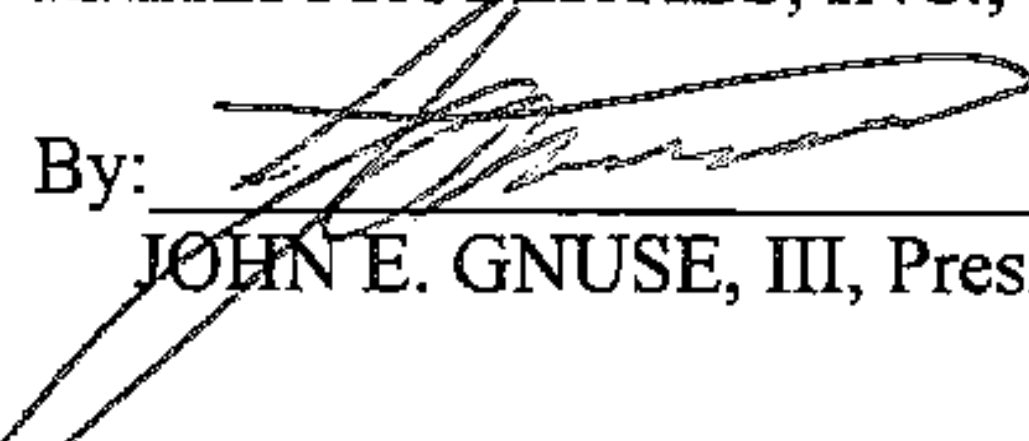


1st Witness Signature

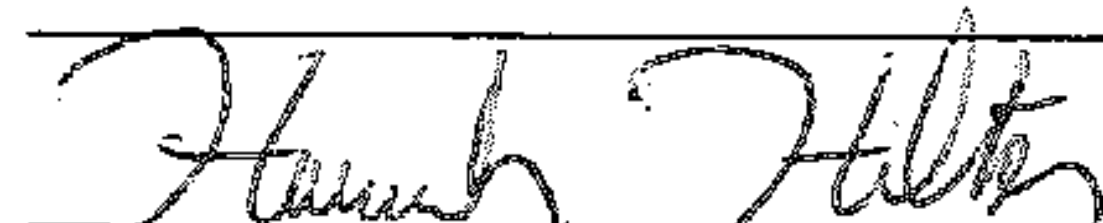
Print Name: **Brett H. Sifrit**

Address: 99 Nesbit St, Punta Gorda, FL 33950

KAHLI PROPERTIES, INC., a Florida Corporation

By: 

JOHN E. GNUSE, III, President



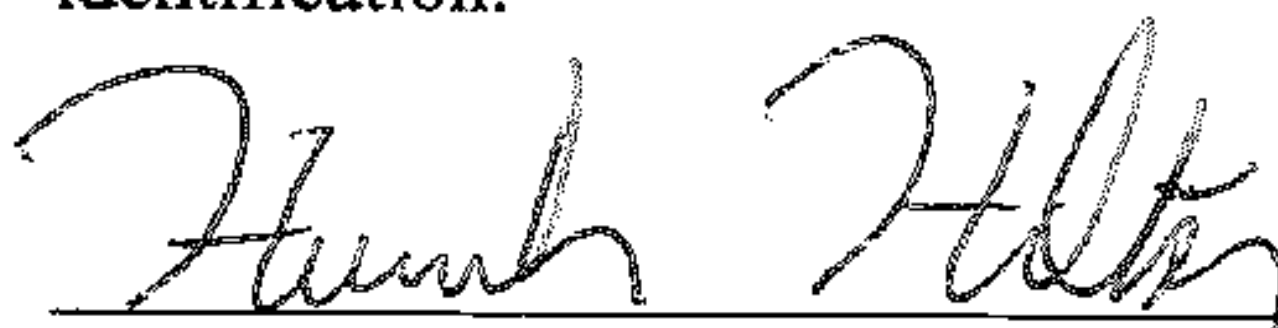
2nd Witness Signature

Print Name: **Hannah L. Hilton**

Address: 99 Nesbit St, Punta Gorda, FL 33950

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23 day of September, 2026, by JOHN E. GNUSE, III, President of KAHLI PROPERTIES, INC., a FL Corporation, on behalf of the corporation F/K/A KAHLI PROPERTIES LLC, a Florida limited liability company, (☐) who is personally known to me or (☒) who has produced Driver's License as identification.

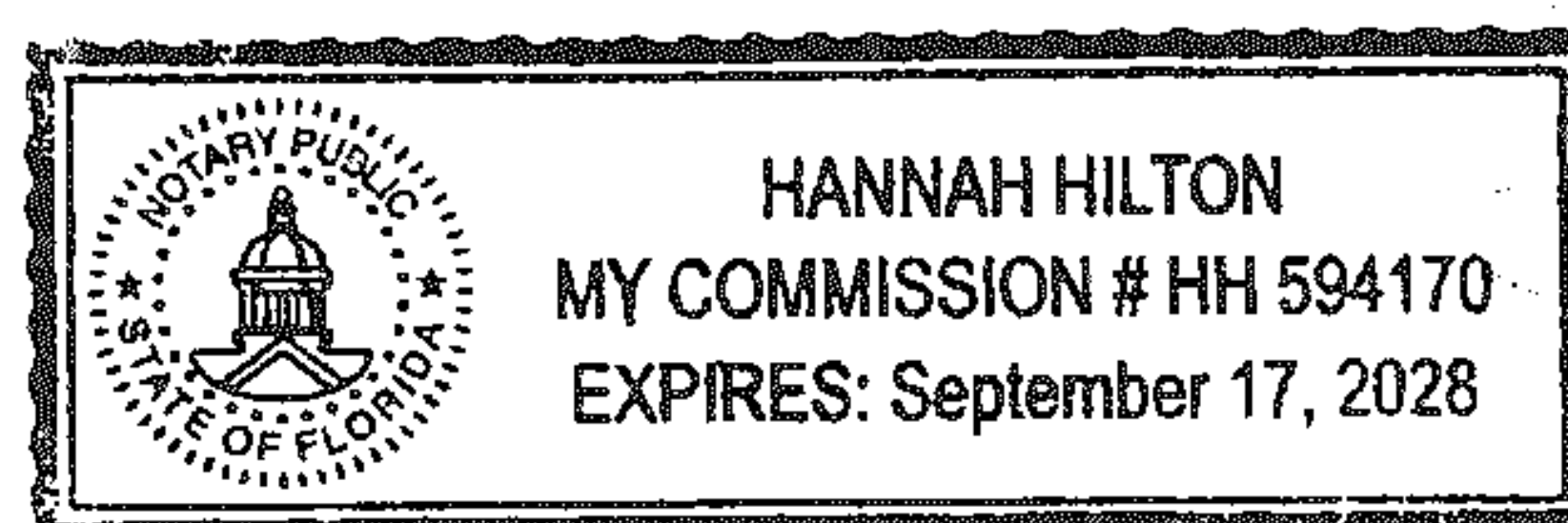


Signature of Notary Public

Hannah L. Hilton

Print, Type/Stamp Name of Notary

My Commission Expires:



(Affix Notary Seal)