

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129864 2 PG(S)

Prepared by and Return to:

Kimberly A. Maiello

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-774-KAM

Sales Price: Price: \$126,000.00

9/24/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549009

Doc Stamp-Deed: \$882.00

General Warranty Deed

Made this 23rd day of September, 2026 By **David Mitchell, an unmarried man**, whose address is: 5009 Vivienda Way, Sarasota, FL 34235, hereinafter called the grantor, to **Alexander A. Kodra, an unmarried man**, whose post office address is: 2304 Ringling Boulevard, 101, Sarasota, FL 34237, 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, viz:

Unit 101, Building A, THE GARDEN APARTMENTS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 524, Page(s) 452, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 1, Page 23, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2029061002**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
David Mitchell
5009 Vivienda Way, Sarasota, FL 34235

Witness print name below:
Kate Baszko

Witness Address: 8325 Lakewood Ranch Blvd.,
Lakewood Ranch, FL 34202

[Signature]
Witness Signature above:

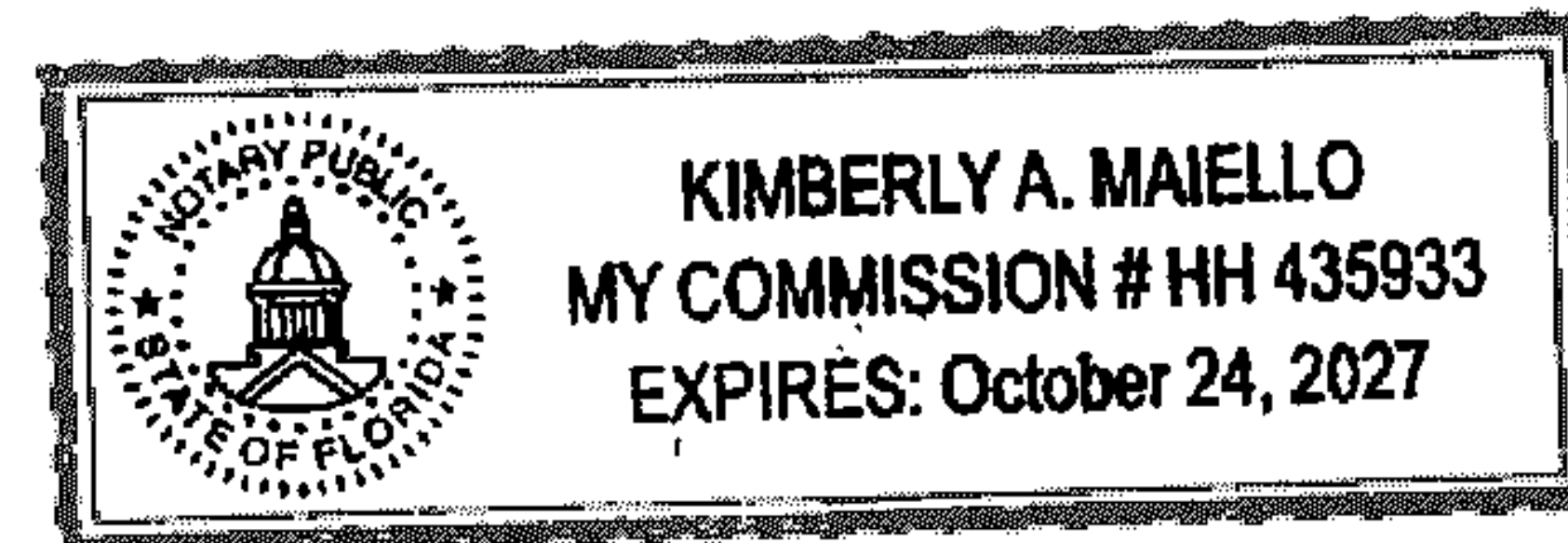
Witness print name below:
Kimberly A. Maiello

Witness Address: 8325 Lakewood Ranch Blvd.,
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of September, 2026, by David Mitchell, ☐ who is personally known to me or ☒ who has produced Full as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary