

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0057100009
Sales Price: \$180,000.00
File No.: 14827-S

3/30/2026 1:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473195

Doc Stamp-Deed: \$1,260.00

WARRANTY DEED

THIS WARRANTY DEED is made this 30th day of March, 2026 by Peter Fic, a single person and Irene Fic, a single person, whose mailing address is 2415 Foster Lane, Sarasota, FL 34239 (hereinafter referred to as the "Grantor") to Grzegorz Fic, a single person whose mailing address is 7267 Mauna Loa Blvd., Sarasota, FL 34241 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"



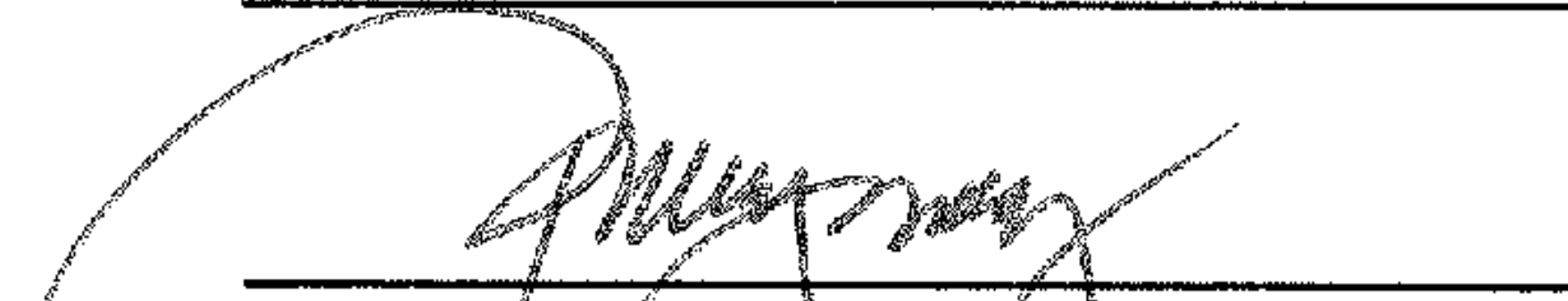
Signature
MICHELLE SMITH

Print Name

P.O. Address 100 Wallace Avenue, Suite 100
Sarasota, FL 34237



Peter Fic



Signature
HEATH JORGENSON

Print Name

P.O. Address 100 Wallace Avenue, Suite 100
Sarasota, FL 34237



Irene Fic

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 30th day of March, 2026, by Peter Fic and Irene Fic who [] are personally known to me or [X] have produced their Florida's driver license as identification.



Printed Name: **MICHELLE SMITH**

I am a Notary Public in and for the State of Florida and my commission expires on:



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 30, Block 17, South Gate, Unit 5, as per plat thereof recorded in Plat Book 8, Page 55, of the Public Records of Sarasota County, Florida.