

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 205,000.00

3/30/2026 2:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473319

Doc Stamp-Deed: \$1,435.00

File Number: 2026-97
Parcel ID: 0088-15-0020

Warranty Deed

Made this 27th day of March, 2026 by, **Gaye Weirzbicki, an unmarried woman**, whose post office address is: **441 Mazuri Lane, Venice, FL 34275**, hereinafter called the grantor, to: **Ewa B. Morgan, an unmarried woman**, whose post office address is: **507 Pinewood Avenue, Nokomis, FL 34275**, 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 TWO HUNDRED FIVE THOUSAND AND 00/100 and 00/100 Dollars (\$205,000.00), and other variable considerations, 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 County, Florida, viz:

LOT 4, VILLA GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 26, 26A AND 26B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0088-15-0020

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:

Witness: [Signature]

Print Name: Cindy Crews

Address: 3914 9th Ave. W
Bradenton Fl. 34205

Gaye Weirzbicki by Karen Landis, Attorney in fact
Gaye Weirzbicki

Witness: [Signature]

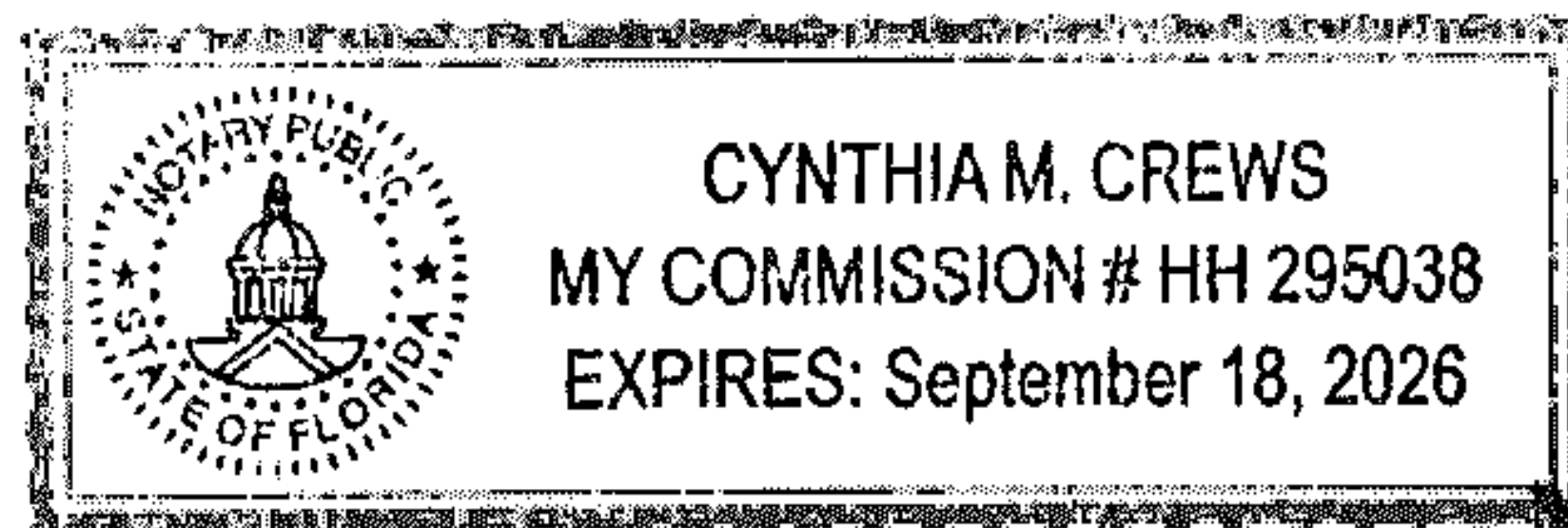
Print Name: Debbie Hering

Address: 3914 9th Ave W
Bradenton Fl. 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 23 day of March, 2026, by Karen Landis, as Attorney-In-Fact for Gaye Weirzbicki, () who is/are personally known to me or () who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary