

3/30/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473325

Recording: \$18.50  
Doc Stamps: \$9,625.00

Prepared by and return to:  
Laurie B Sams  
Van Winkle & Sams, P.A.  
3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

Doc Stamp-Deed: \$9,625.00

### Warranty Deed

**This Warranty Deed** made this 26 day of March, 2026, between **Sandra Van Langen** as Trustee(s) of the **Sandra Van Langen Trust Agreement dated March 4, 2019** whose post office address is **4030 Peshurst Park, Sarasota, FL 34235-6843**, grantor, and **Harry Cynowa and Janice Cynowa, husband and wife**, whose post office address is **3526 Trebor Lane, Sarasota, FL 34235**, grantee:

**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 2, Wood Ridge at the Meadows, according to the plat thereof recorded in Plat Book 47, Page 9, 9A through 9C, inclusive, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0034040010**

Subject to easements, restrictions, reservations of record, if any, and taxes for the year and subsequent years.

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

**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:

Maria N. Cybyk  
Witness name: **Maria N. Cybyk**  
Address: 3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

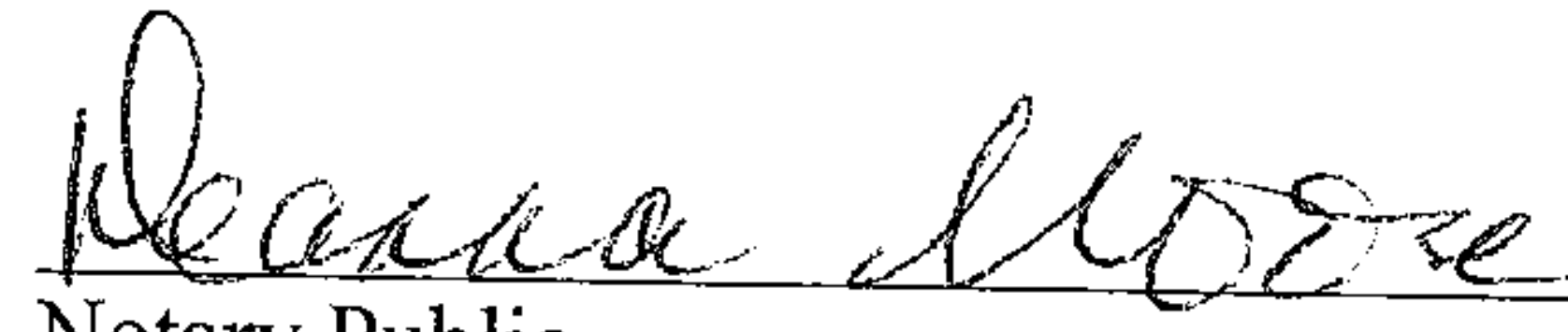
Sandra Van Langen Trustee  
Sandra Van Langen, Trustee of the  
Sandra Van Langen Trust Agreement uad 3/4/2019

Deanna Moore  
Witness name: **DEANNA MOORE**  
Address: 3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 26 day of March, 2026, by Sandra Van Langen, Trustee, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public



DEANNA LYNN MOORE  
Commission # HH 598912  
Expires October 26, 2028