

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041105 2 PG(S)**

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

3/30/2026 3:34 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

File Number: 2026-0135

SIMPLIFILE

Receipt # 3473468

Doc Stamp-Deed: \$1,487.50

Property address:
607 Marcus St Unit 27, Venice, Florida 34285

General Warranty Deed

Made this March 27, 2026 A.D. By **G&R Kadlecik LLC, a New York Limited Liability Company**, whose post office address is: 1241 Cain Rd, Youngstown, New York 14174, hereinafter called the Grantor, to; **Michelle Chwialkowski and Randolph Chwialkowski**, Husband and Wife, whose post office address is: 607 Marcus St Unit 27, Venice FL 34285, 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 \$212,500.00 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 27 of Villa Le Grand f/k/a Leslie Park, Phase V, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1875, Page(s) 497, amendment adding Phase V recorded in Official Records Instrument No. 1998135527, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel ID Number: **0407151027**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
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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 1 signature:

X Kimberli Boyer

Witness 1 Printed Name and Address:

Kimberli Boyer
3265 Creek RD. Youngstown, NY 14174

G&R Kadlecik LLC, a New York Limited Liability Company

X Ronald J Kadlecik Jr
By Ronald J Kadlecik Jr, Manager

Witness 2 signature:

X Kara Hibbard

Witness 2 Printed Name and Address:

Kara Hibbard
3245 Creek rd, Youngstown, NY 14174

G&R Kadlecik LLC, a New York Limited Liability Company

X Gretchen L Kadlecik
By Gretchen L Kadlecik, Manager

State of NEW YORK County of Niagara

Elaine H. Porto
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PO6166625
Qualified in Niagara County
Commission Expires 05/21/27

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 23rd day of March, 2026, by Ronald J Kadlecik Jr and Gretchen L Kadlecik, who is/are personally known to me or who has produced KNOWN as identification.

X Elaine Porto
Notary Public
Print Name: Elaine Porto
My Commission Expires: 5/21/2027
Seal: