

3/30/2026 4:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473555

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

Doc Stamp-Deed: \$1,540.00

File No.: VEN-2026-2012  
Parcel ID Number: 0169-16-4198

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of March, 2026 between Tammy L. Beisler, Individually and as Trustee of the Tammy L. Beisler Revocable Trust dated January 9th, 2008, whose post office address is 8490 Lindrick Lane, Bradenton, FL 34202, of the County of Manatee, State of Florida, Grantor, to Peter Wojtkiewicz and Agnes Wojtkiewicz, husband and wife, whose post office address is 605 Maraviya Boulevard, North Venice, FL 34275, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Unit S-56, Gulf Harbor Marina, a Condominium as recorded in Condominium Plat Book 38, Page 36-36D and according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2005264313, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Robin Fulghum*

WITNESS 1 SIGNATURE  
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:  
13518 Deer Creek Rd  
Ashland, VA 23005

*Andrew Ray Yon*  
WITNESS 2 SIGNATURE  
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:  
11357 Nuckols Rd #1087  
Glen Allen, VA 23059

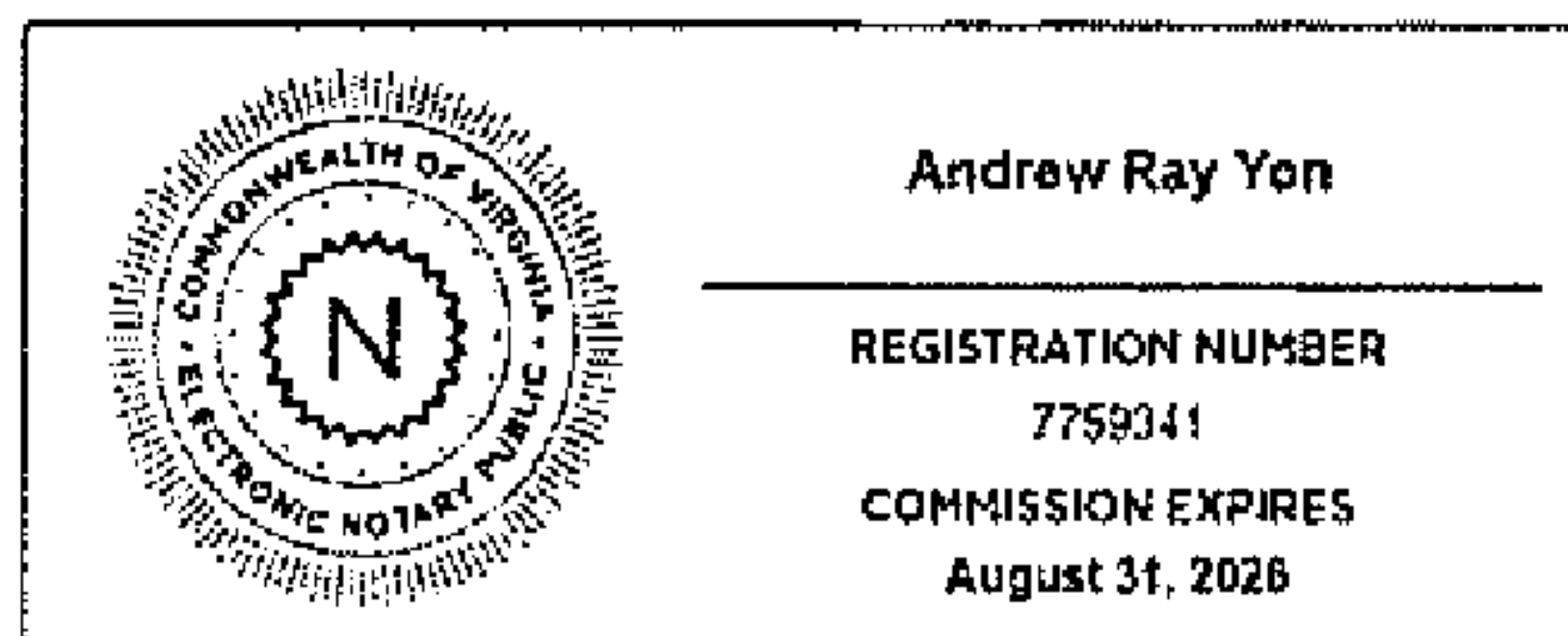
TAMMY L BEISLER REVOCABLE TRUST

By: *Tammy Beisler*  
Tammy L. Beisler, Individually and as Trustee of the Tammy L. Beisler Revocable Trust dated January 9th, 2008

STATE OF Virginia  
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of March, 2026, by Tammy L. Beisler, Individually and as Trustee of the TAMMY L BEISLER REVOCABLE TRUST,  who is/are personally known to me or  who has/have produced Driver's License as identification.

*Andrew Ray Yon*  
Signature of Notary Public  
Andrew Ray Yon  
Print, Type/Stamp Name of Notary



Notarized by USA Notary Services LLC using online audio/video communication (NOTARY SEAL)