

3/31/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3473810

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260227

Parcel ID: **2028-01-1075**

Florida Documentary Stamps in the amount of \$770.00 have been paid hereon.

Doc Stamp-Deed: \$770.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of March, 2026 by **Mariusz Pierzchala and Alicia Pierzchala, Husband and Wife**, whose post office address is 11356 Durham Street, Parrish, FL 34219, herein called the Grantor, to **Alba Palms LLC, a Florida Limited Liability Company**, whose post office address is 8437 Tuttle Avenue, #407, Sarasota, FL 34243, hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) 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, State of Florida, viz.:

Unit 2312, Building 2, SARASOTA PALMS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2004247151, and amendments thereto, and as per plat thereof, recorded in Condominium Book 37, Page 26, and amendments thereto, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Riley Carter
Signature

Riley Carter
Printed Name

8955 US Highway 301 N.
Full Address
Parrish, Florida 34219

[Signature]
Mariusz Pierzchala

[Signature]
Alicia Pierzchala

Witness #2:

[Signature]
Signature

Garrett Genter
Printed Name
8955 US Highway 301 N.
Parrish, Florida 34219

Full Address

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21 day of March, 2026, by Mariusz Pierzchala and Alicia Pierzchala, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Riley Carter
Signature of Notary Public

Riley Carter
Print, Type/Stamp Name of Notary

