

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041652 2 PG(S)

Prepared by and return to:

Stephen D. Rees, Jr., Esq./pb
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
File No 82300-14485

3/31/2026 2:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473937

Parcel Identification No 0005071014

Doc Stamp-Deed: \$0.70

This Deed is being prepared without the benefit of a
Title search

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WARRANTY DEED

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

This indenture made the 31st day of March, 2026 between Linda R. Magiera, a single woman , whose post office address is 3433 Yonge Avenue, Sarasota, FL 34235, Grantor, to Linda Magiera, Daniel Magiera and Edward Arquilla, as Trustees of the Magiera Family Longboat Management Trust dated March 18, 2026, whose post office address is 3433 Yonge Avenue, Sarasota, FL 34235, Grantee:

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 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, Florida, to-wit:

Unit 227, of THE DIPLOMAT, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1146, Page(s) 1284, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 9, Page 30, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

Grantor hereby represents and warrants that the property herein conveyed is not the homestead of Grantor, nor is it contiguous to or part of any homestead property owned by the Grantor, and that no other person holds homestead rights to the property.

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 Grantee 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Linda R. Magiera
Linda R. Magiera

Janette L. Stack
WITNESS
PRINT NAME: JANETTE L. STACK

8470 Enterprise Cir Ste 200
Lakewood Ranch, FL 34202
WITNESS 1 ADDRESS

Debra D. Deam
WITNESS
PRINT NAME: Debra D. Deam

8470 Enterprise Cir Ste 200
Lakewood Ranch, FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 31st day of March, 2026, by Linda R. Magiera, () who is/are personally known to me or () who has/have produced DL as identification.

Janette L. Stack
Signature of Notary Public

JANETTE L. STACK
Print, Type/Stamp Name of Notary

