

3/31/2026 4:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474254

Doc Stamp-Deed: \$4,095.00

Consideration: 585,000.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-22

Parcel Identification No 0150-13-0082

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WARRANTY DEED

This indenture made the **27th day of March, 2026** between **RONALD N. WINNIE AND MICHELLE L. WINNIE, HUSBAND AND WIFE**, whose post office address is 702 Clearlake Point, Seneca, SC 29672, South Carolina, (hereinafter "Grantor"), to **MARK DRUZIAK AND JOANNE DRUZIAK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 44 Nobleman Court, Fairport, NY 14450, (hereinafter "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 County, Florida, to-wit:

LOT 48, RIVENDELL UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 3, 3A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Lauren P. Kohl
WITNESS 1 ADDRESS: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature]
Ronald N. Winnie

[Signature]
Michelle L. Winnie

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Kelly Anne Dietz
WITNESS 2 ADDRESS: 414 S. Tamiami Trail
Osprey, FL 34229

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 24th day of March, 2026, by Ronald N Winnie and Michelle L Winnie, () who is/are personally known to me or () who has/have produced DL as identification.

[Signature]
Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary

