

Consideration: \$370,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48339-001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042098 2 PG(S)

3/31/2026 4:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474275

Doc Stamp-Deed: \$2,590.00

Property Appraiser's Parcel ID No.: 0410-16-0011

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and between **VICTOR JOSEPH CAVALIER AND MARY LYNNE CAVALIER, HUSBAND AND WIFE**, whose address is **P.O. Box 523, West Yellowstone, MT 59758** (hereinafter "GRANTOR"), and **PETER WOJTKIEWICZ AND AGNES WOJTKIEWICZ, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **605 Maraviya Blvd, North Venice, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 11, BLOCK 14, EAST GATE UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Celina Wilson*
Printed Name Celina Wilson
P.O. Address 202 Walton Way Suite 192
Cedar Park, TX 78613

(2) *Joselyn Garrastazu*
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd
Boerne, TX 78015

GRANTOR:

Victor Joseph Cavalier
Victor Joseph Cavalier

Mary Lynne Cavalier
Mary Lynne Cavalier

STATE OF Texas

COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization, this 31 day of March, 2026, by Victor Joseph Cavalier and Mary Lynne Cavalier, () who are personally known to me or (X) who have produced passport as identification.

Joselyn Garrastazu
Signature of Notary Public

Joselyn Garrastazu
Print, Type/Stamp Name of Notary

My Commission Expires: 10/10/2026

Notarized online using audio-video communication

