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INSTRUMENT # 2026042213 2 PG(S)

4/1/2026 10:11 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474378

Doc Stamp-Deed: \$3,290.00

Prepared by and Return to:

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-00402

[Space Above This Line For Recording Data]

This Warranty Deed

Made this **31st day of March, 2026** by **Sylwia Choinski, A Married Woman**, joined by his/her spouse, **Marcin Choinski**, hereinafter called the Grantor, to **Rebecca R. Gonzalez as Trustee of The Gonzalez Family Trust as amended & restated dated July 3, 2025**, whose post office address is: **4650 Falcon Ridge Rd., Sarasota, FL 34233**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 38, ASHTON MEADOWS, according to the plat as recorded in Plat Book 52, Pages 100 through 103, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0091140050

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

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; that the Grantor hereby fully 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Printed Name JOAN McManys

8181 S Tamiami Trl #B
Address

Sarasota FL 34231
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B
Address

Sarasota FL 34231
City, State, Zip

[Signature]

Sylwia Choinski
4865 Silver Topaz St
Sarasota, FL 34233

[Signature]

Marcin Choinski
4865 Silver Topaz St, Sarasota, FL 34233

State of Florida
County of Sarasota

* 27th
@

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ~~31st~~ day of March, 2026, by Sylwia Choinski, a Married Woman, joined by her spouse, Marcin Choinski, who: [] is personally known to me or [] produced DR LIC as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Dixie Roth
My Commission Expires:
Stamp/Seal:

