

4/2/2026 3:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475462

Doc Stamp-Deed: \$1,610.00

Consideration: \$230,000.00

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-26-44

Parcel Identification No 0124093102

[Space Above This Line For Recording Date]

WARRANTY DEED

This indenture made the 1st day of April, 2026 between **MARK F. DRUZIAK AND JOANNE A. DRUZIAK, HUSBAND AND WIFE**, whose post office address is 44 Nobleman Court, Fairport, NY 14450, (hereinafter "Grantor"), to **JOHN LEPAGE AND MARGARET DUNN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 17 Owl Avenue, Massena, NY 13662, (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:

UNIT 2111, PINESTONE AT PALMER RANCH, NO. 21, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3085, PAGE 845, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 32, PAGE 27, ALL 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.

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: Dorinda Wilkinson
WITNESS 1 ADDRESS: 871 VENETIA WAY
BLVD #229 VENICE FL 34285

[Signature]
Mark F. Druziak

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: JACOB VAN DUREN
WITNESS 2 ADDRESS: 871 VENETIA WAY
BLVD #229 VENICE FL 34285

[Signature]
Joanne A. Druziak

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 1 day of April, 2026, by Mark F. Druziak and Joanne A. Druziak, () who is/are personally known to me or () who has/have produced MI DL as identification.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

(Affix Notary Seal)

