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INSTRUMENT # 2026044372 3 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476109

CONSIDERATION: \$700,000.00

DOC TAX: \$4,900.00

RECORD: \$27.00

PARCEL ID NO.: 0008-14-1029

Doc Stamp-Deed: \$4,900.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 3rd day of April 2026, by and between **PAUL L. LANGER and JUDITH E. FRANK, husband and wife**, hereinafter referred to as Grantor, whose post office address is 6506 North Tower Circle Drive, Lincolnwood, IL 60712, and **GEORGE R. PREZIOSO and CLAIRE B. PREZIOSO, husband and wife**, hereinafter referred to as Grantee, whose post office address is 138 98th Street, Brooklyn, NY 11209.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Unit No. G4-309-C, SEAPLACE III, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1194, Page 1383, and all exhibits and amendments thereof, and recorded in Condominium Book 10, Page 10, Public Records of Sarasota County, Florida, together with exclusive right of the following limited common elements: Parking Space No. L.C.E. P-335.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Anna Skhisov

Witness Name: Anna Skhisov

Witness Address: 10008 E Kansas Ave  
Aurora, CO 80247

Erin Fussell

Witness Name: Erin Fussell

Witness Address: \_\_\_\_\_  
12363 Hernando Road  
North Port, FL 34287

Paul L. Langer

PAUL L. LANGER

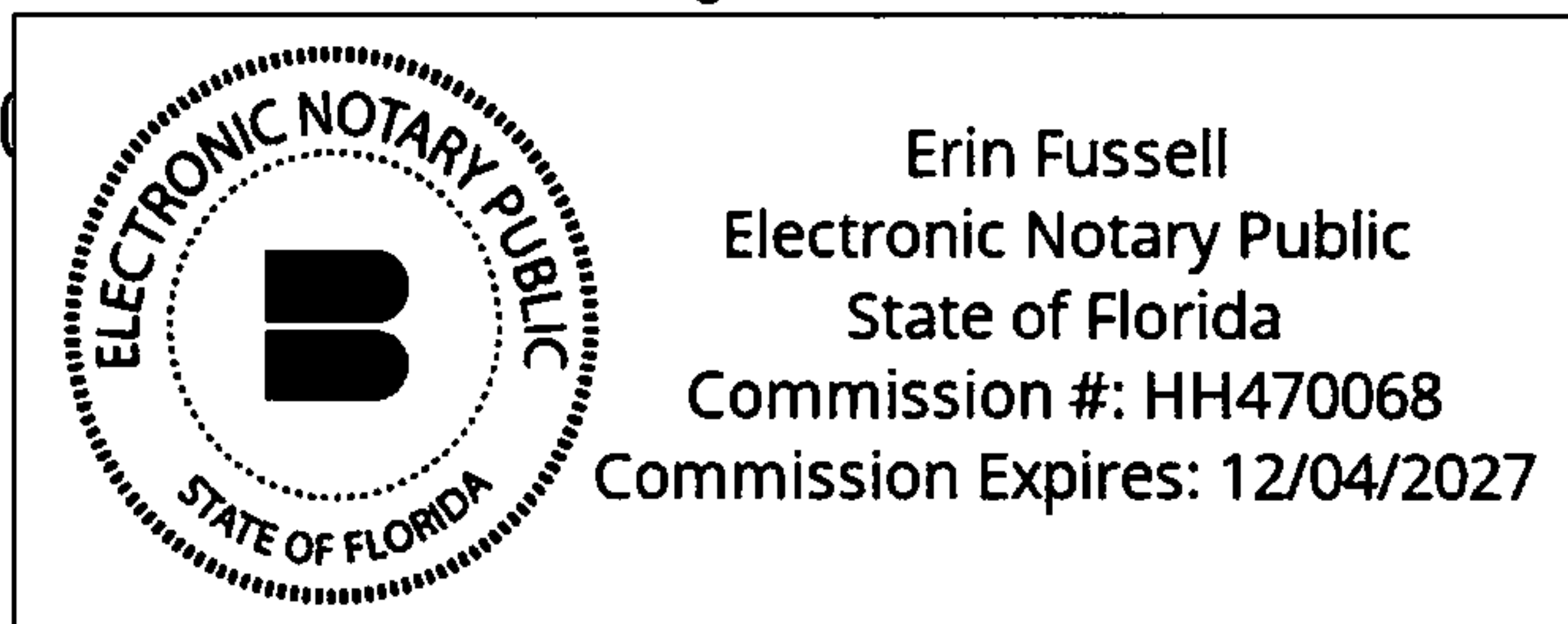
Judith E. Frank

JUDITH E. FRANK

**STATE OF FLORIDA**  
**COUNTY OF** Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2nd day of April 2026 by PAUL L. LANGER and JUDITH E. FRANK, who are personally known to me or who have produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notarized online using audio-video communication



Erin Fussell

Signature of Notary Public

Erin Fussell

Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on 12-04-2027

**SEAPLACE ASSOCIATION, INC.  
CERTIFICATE OF APPROVAL**

Pursuant of Article XII of the Bylaws, Seaplace Association, Inc. hereby approves the transfer from: Paul Langer and Judith Frank (Transferor)  
To: George & Claire Prezioso \*(Transferee) of the following described property in Sarasota County.

Unit No G4-309 Parking Space(s)P-335

SEAPLACE III a Condominium according to the Declaration of Condominium recorded in the Public Record of Sarasota County, Florida.

\*The person or entity approved will be the person or entity taking title to this unit.

Current Assessments owing for this unit are \$4315.00  
Current Special Assessment owing for the unit are \$2,621.78 due date TBD final door and louver payment

The next payment of assessments against the unit will be due on the 1<sup>st</sup> day of July 2026, amount TBD

Dated this 3<sup>rd</sup> day of April 2026.

SEAPLACE ASSOCIATION, INC

By:

*Wendy Cichowski*  
General Manager, Seaplace Association

STATE OF FLORIDA        )  
  : ss  
COUNTY OF SARASOTA    )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April 2026 by Wendy Cichowski as General Manager of SEAPLACE ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. She personally known to me and did not take an oath.



AMY CANTRELL  
Commission # HH 401919  
Expires May 23, 2027

*Amy Cantrell*  
NOTARY PUBLIC