

4/7/2026 4:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477057

Doc Stamp-Deed: \$1,883.00

Consideration: \$269,000.00

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-26-41

Parcel Identification No 0094121234

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WARRANTY DEED

This indenture made the 6th day of April, 2026 between BARBARA A. BONOMO, AN UNREMARIED WIDOW, whose post office address is 25 Mayport Lane, Barnegat Township, NJ 08005, (hereinafter "Grantor"), to JOHN J. RECZKOWSKI, A MARRIED MAN, AND JOHN D. RECZKOWSKI, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose post office address is 7935 Moonstone Drive, 26-101, Sarasota, FL 34233, (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:

CONDOMINIUM UNIT NO. 26-101, STONEHAVEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN O.R. INSTRUMENT NO. 2007006160, AND ANY AMENDMENTS AND/OR SUPPLEMENTAL DECLARATIONS THERETO, 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: Ricardo Frani
PRINT NAME: RICARDO FRANI
WITNESS 1 ADDRESS: 930 HIGHWAY 70
WHITING, NJ 08759

Barbara A. Bonomo
Barbara A. Bonomo

WITNESS 2:
SIGNATURE: Carolina Frani
PRINT NAME: CAROLINA FRANI
WITNESS 2 ADDRESS: 930 Hway
Whiting, NJ 08759

STATE OF NEW JERSEY
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 2 day of April, 2026, by Barbara A. Bonomo, () who is/are personally known to me or (X) who has/have produced NJ license as identification.

Carolina Frani
Signature of Notary Public

(Affix Notary Seal)

CAROLINA FRANI
Print, Type/Stamp Name of Notary

CAROLINA FRANI
Commission # 50225736
Notary Public, State of New Jersey
My Commission Expires
September 11, 2029