

4/9/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478132

Prepared by and return to:
ROGER H. MILLER III, ESQUIRE
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950

Parcel Identification No. 2017104074

Doc Stamp-Deed: \$16,800.00

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Warranty Deed

This Warranty Deed made this 8th day of **April, 2026**, between GEORGE M. MAURIZI and GAYLE UHLENBURG, husband and wife, whose post office address is 450 Partridge Circle, Sarasota, FL 34236, grantor, and JAMES POPOVICH and ELISA POPOVICH, husband and wife, as an estate by the entirety with the right of survivorship, whose post office address is 5 Lisa Lane, Hopewell Junction, NY 12533, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 No. B-809 of L'Elegance on Lido Beach, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2814, Page 916, and all exhibits and amendments thereof, and recorded in Condominium Book 31, Page 12, Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2026.

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, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(signature page to follow)

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Brennen Yunis
1st Witness
Print Name: Brennen Yunis
Address: 203 Tamiami Trl Unit
115, Punta Gorda, FL 33950

Roger H. Miller III
2nd Witness
Print Name: Roger H. Miller III
Address: 99 Nesbit St, Punta Gorda, FL 33950

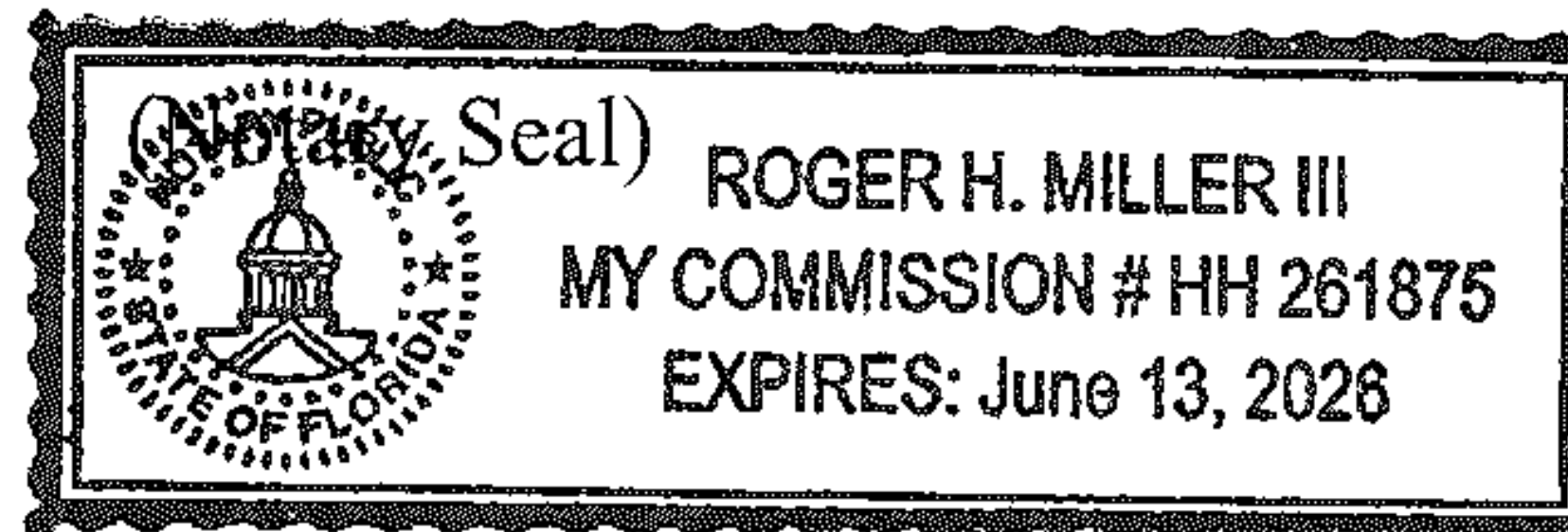
George M. Maurizi
GEORGE M. MAURIZI

Gayle Uhlenburg
GAYLE UHLENBURG

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026, by GEORGE M. MAURIZI and GAYLE UHLENBURG, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Roger H. Miller III
Signature of Notary Public
Roger H. Miller III



Print, Type/Stamp Name of Notary
My Commission Expires: _____

This Instrument Prepared by:
ROGER H. MILLER III, ESQUIRE
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950

CERTIFICATE OF APPROVAL

1. JAMES POPOVICH and ELISA POPOVICH, is/are hereby approved by the Board of Directors of L'ELEGANCE ON LIDO BEACH CONDOMINIUM ASSOCIATION, INC., as purchaser(s) of the following described property, to wit:

Unit No. B-809 of L'Elegance on Lido Beach, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2814, Page 916, and all exhibits and amendments thereof, and recorded in Condominium Book 31, Page 12, Public Records of Sarasota County, Florida.

2. Said approval is given pursuant to provisions of the Declaration of Condominium of said condominium.

3. As of the date of execution of this certificate, there exists no outstanding liens or assessments of the Association for said real property.

4. The Association has no right of first refusal to purchase said real property, or, if said right does exist, it is hereby waived.

L'ELEGANCE ON LIDO BEACH
CONDOMINIUM ASSOCIATION, INC.

MSL
First Witness

Mike Sloan
Type or Print Name

Richard K. Bowden
Second Witness

Richard K. Bowden
Type or Print Name

STATE OF Florida
COUNTY OF Sarasota

By: *Lisa E Holsclaw*
Its: _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of March, 2026, by Lisa Holsclaw, as Treasurer of L'ELEGANCE ON LIDO BEACH CONDOMINIUM ASSOCIATION, INC. ☒ who is personally known to me or ☐ who has produced _____ as identification.
(Affix Notary Seal)



[Signature]
Signature of Notary Public
My Commission Expires: