

4/10/2026 9:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478498

Doc Stamp-Deed: \$2,485.00

Incident to the issuance of title insurance.

Prepared by and return to:

Terri Wesley

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750126-02303

Warranty Deed

This Warranty Deed, dated 4-9-2026 by **Arkadiusz Dembiczak, A Single Man**, hereinafter called the Grantor, to **Yasmel Suri, A Single Man**, who has a mailing address of 2565 Englewood Rd, Venice, FL 34293 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lots 14896 and 14897, SOUTH VENICE, UNIT NO. 57, according to the plat thereof as recorded in Plat Book 7, Page 27, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0434090024

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Arkadiusz Dembiczak
Arkadiusz Dembiczak
After Closing Address:

1300 Ocean Ave
Belmar, NJ 07719

Abigail Louise Miller
Witness (Signature)

Abigail Louise Miller
Printed Name

9784 NW 47TH LN
Address

SUNRISE, FL 33319
City, State, Zip

Sabriyah Callis
Witness: (Signature)

Sabriyah Callis
Printed Name

16166 Rustling Woods Rd
Address

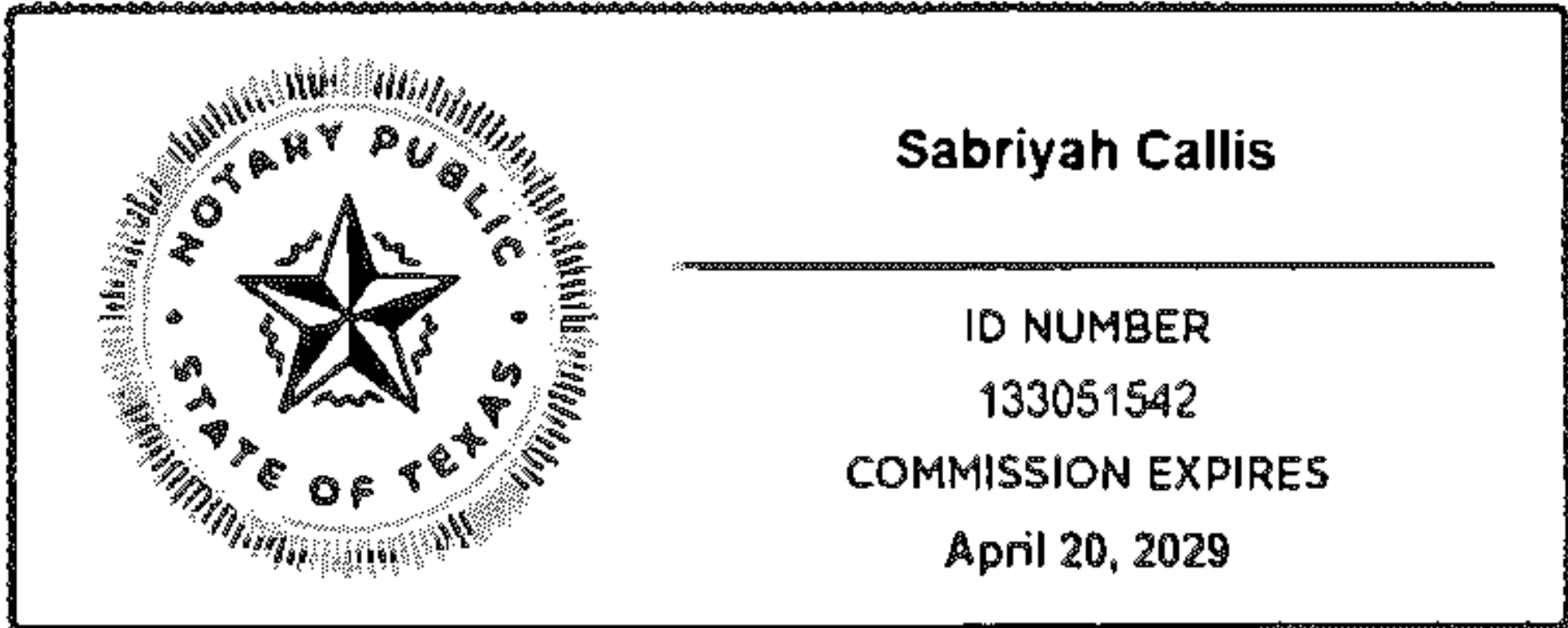
Conroe, TX 77302
City, State, Zip

STATE OF: Texas
COUNTY OF: Montgomery

The foregoing instrument was acknowledged on 04/08/2026 by means of () physical presence or
(☒) online notarization by: **Arkadiusz Dembiczak**
who is () personally known to me; or (X) produced a driver license as identification.

Sabriyah Callis
Notary Public (signature)

Print Name: Sabriyah Callis
My Commission Expires: 04/20/2029



Electronically signed and notarized online using the Proof platform.