

Consideration: \$445,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47864-001

4/10/2026 4:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3478943

Doc Stamp-Deed: \$3,115.00

Property Appraiser's Parcel ID No.: 0157-02-0012

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of April, 2026, by and between **KAREN M. STROM, AN UNREMARIED WIDOW**, whose address is **5606 154th Street, Prior Lake, MN 55372** (hereinafter "GRANTOR"), and **JAMES PIETROWSKI, A SINGLE MAN, AND JENNIFER G. RINDGE, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **6449 Castle Avenue, Holland, MI 49423** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 25, BLACKBURN POINT WOODS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Mary C Purcell
Printed Name Mary C. Purcell
P.O. Address 1399 Meadow Lane S.
Shakopee, MN 55379

Karen M Strom
Karen M. Strom

(2) Dennis J Purcell
Printed Name Dennis J Purcell
P.O. Address 1399 Meadow Lane S.
Shakopee, MN 55379-5527

STATE OF MINNESOTA
COUNTY OF Minnesota, Scott County

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of April, 2026, by Karen M. Strom, () who is/are personally known to me or (X) who has/have produced Minnesota Drivers License as identification.

[Signature]
Signature of Notary Public

Notary Public Minnesota
Print, Type/Stamp Name of Notary

