

Prepared by and return to:  
Hayley Baldinelli  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6404

4/13/2026 4:02 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3479595

Doc Stamp-Deed: \$50,400.00

Purchase Price: \$7,200,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$50,400.00  
Parcel Identification No.: 2018060014

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE made this 13th day of April, 2026, between Mark Vengroff and Lisa L. Vengroff, husband and wife, whose post office address is c/o Hankin & Hankin, 100 Wallace Ave #100, Sarasota, FL 34237, Grantors, to Laura Marie Rybicki, a single woman, whose post office address is 635 Mourning Dove Drive, Sarasota, FL 34236, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

LOT 21, BLOCK 23, BIRD KEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 20, 20A THROUGH 20F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

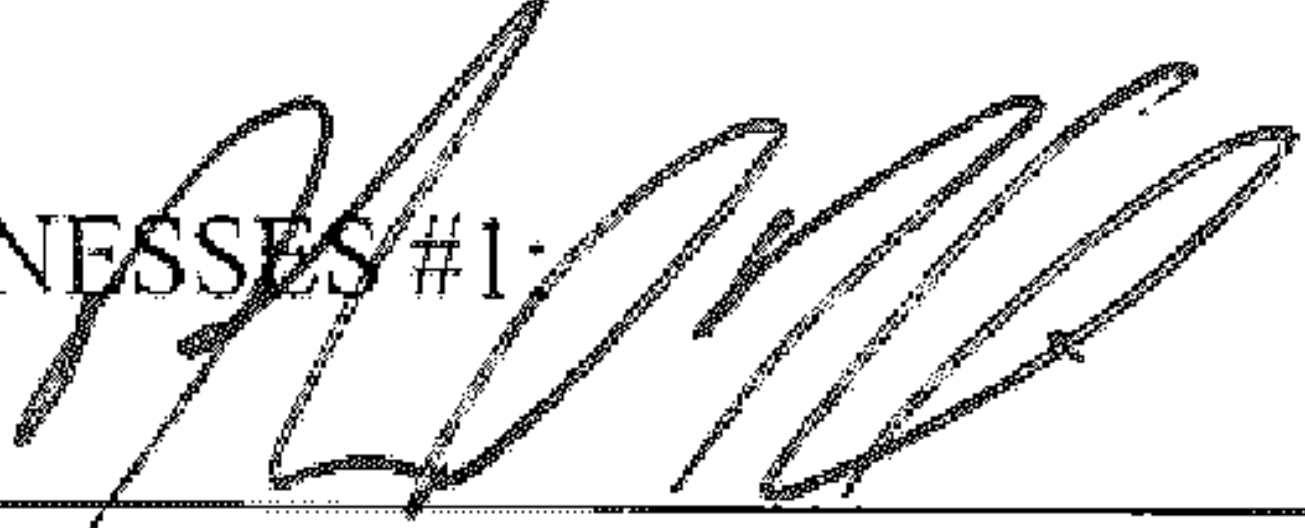
All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

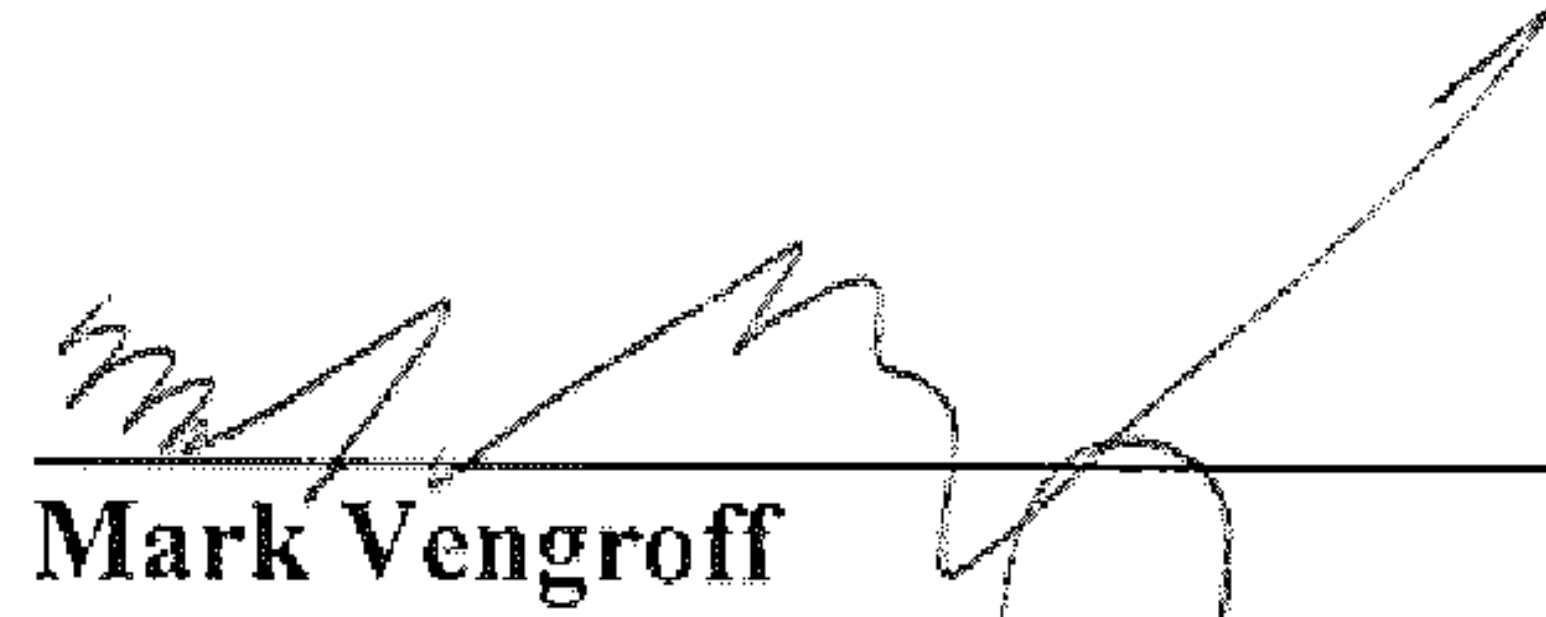
Signed, sealed and delivered in our presence:

WITNESSES #1:



Printed Name: MICHAEL T. HANKIN

P.O. Address: 100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

  
Mark Vengroff  
Lisa L. Vengroff

WITNESSES #2:



Printed Name: HEATH JORGENSON

P.O. Address: 100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

STATE OF *Florida*  
COUNTY OF *Sarasota*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of April, 2026, by Mark Vengroff and Lisa L. Vengroff,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.



Signature of Notary Public

MICHAEL T. HANKIN

Print, Type/Stamp Name of Notary



MICHAEL T. HANKIN  
Commission # HH 288024  
Expires October 24, 2026