

Rec-18.50
DOC-490.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049128 2 PG(S)

4/14/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480223

Doc Stamp-Deed: \$490.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-158721

APN/Parcel ID(s): 0789011022

WARRANTY DEED

THIS WARRANTY DEED dated April 14, 2026, by Josephine M. Mlynarek, hereinafter called the grantor, to Michael Patrick McCarthy and Kathleen McCarthy, husband and wife, whose post office address is 2357 Derby Rd, Eden, NY 14057, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 22 of Harbor Isles Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with the mobile home located thereon; the year, make, model and identification numbers thereof to be provided.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be 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. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature #1

[Signature]

Josephine M. Mlynarek, by Richard G. Mlynarek
Attorney-in-Fact

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

STEPHEN R. BESKALBE
Print Name

Address: 37030 Willow Ln
Clinton Township, MI 48036

Address: 22030 STATLER
ST. CLAIR SHORES MI 48081

[Signature]
Witness Signature #2

Anne Elsesser
Print Name

Address: 24809 Culver
St. Clair Shores MI. 48080

State of Michigan

County of Macomb

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 10th day of April, 2026, by Richard G. Mlynarek on behalf of Josephine M. Mlynarek, her Attorney-in-Fact to me known to be the person(s) described in or who has produced DRIVERS LICENSE as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]
Name: Breanna Long
Notary Public in and for the State of Michigan
My Commission Expires: May 29, 2030

BREANNA LONG
Notary Public - State of Michigan
County of Macomb
(SEAL) My Commission Expires May 29, 2030
Acting in the County of Macomb

