

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049607 2 PG(S)**

4/15/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480704

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-03-4430

Parcel ID Number: 0414051093

Doc Stamp-Deed: \$1,750.00

WARRANTY DEED

This **WARRANTY DEED**, made April 15, 2026, by **ROSEMARY B. WOLTER, INDIVIDUALLY AND AS TRUSTEE OF THE ROSEMARY B. WOLTER DECLARATION OF TRUST DATED FEBRUARY 13, 1992, A WIDOW**, whose address is 10532 Farnham Drive, Bethesda, MD 20814 (the "Grantor"), to **LJUBICA SALKIC AND IBRAHIM SALKIC, WIFE AND HUSBAND**, whose address is 41 Adele Dr, Rochester, NY 14616 (the "Grantee"):

(Whenever used herein the term "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 **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)** and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

UNIT 831, SAN LINO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006202203 AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 40, PAGE 8, BOTH OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ANY AND ALL AMENDMENTS THERETO..

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

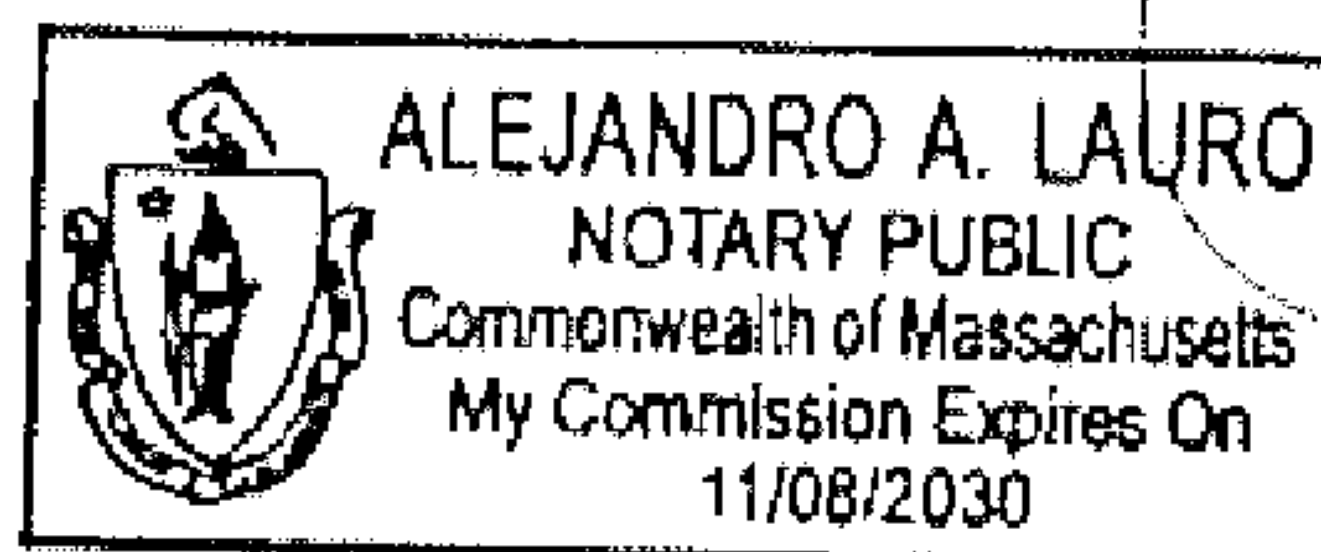
[Signature]
Signature
Witness Printed Name Silvia Najels
Witness #1 Address 32 Freedom Way
HOPKINTON, MA 01748

[Signature]
Signature
Witness Printed Name ALEJANDRO A. LAURO
Witness #2 Address 32 FREEDOM WAY
HOPKINTON, MA, 01748

The Rosemary B. Wolter Declaration of Trust
dated February 13, 1992
By: [Signature]
Rosemary B. Wolter, Individually and as
Trustee

State of MASSACHUSETTS
County of BRISTOL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 13 day of April, 2026, by Rosemary B. Wolter, Individually and as Trustee of The Rosemary B. Wolter Declaration of Trust dated February 13, 1992, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.



Notary Public
Print Name: ALEJANDRO A. LAURO
My Commission Expires: 11-8-2030