

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050282 2 PG(S)**

Consideration: \$198,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47898-001

4/16/2026 1:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481317

Doc Stamp-Deed: \$1,386.00

Property Appraiser's Parcel ID No.: 0124021137

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of April, 2026, by and between **VALERIA KATANICSNE SZEKELI, A MARRIED WOMAN**, whose address is **4106 Central Sarasota Parkway, 1028, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **WILLIAM COX, AN UNMARRIED MAN, AND NICOLE MASI, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **4036 Crockers Lake Boulevard, 21, Sarasota, FL 34238** (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:

UNIT 21, BUILDING 9, VINTAGE GRAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005281688, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, OF THE 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) Katrina Titze

Valeria Katanicsne Szekeli

Printed Name Katrina Titze

Valeria Katanicsne Szekeli

P.O. Address 471193

Fort Worth, Texas 76147

(2) Broderick Thomas

Printed Name Broderick Thomas

P.O. Address 600 W. 6th Street Suite 400

Fort Worth, TX 76102

STATE OF Texas
COUNTY OF Johnson

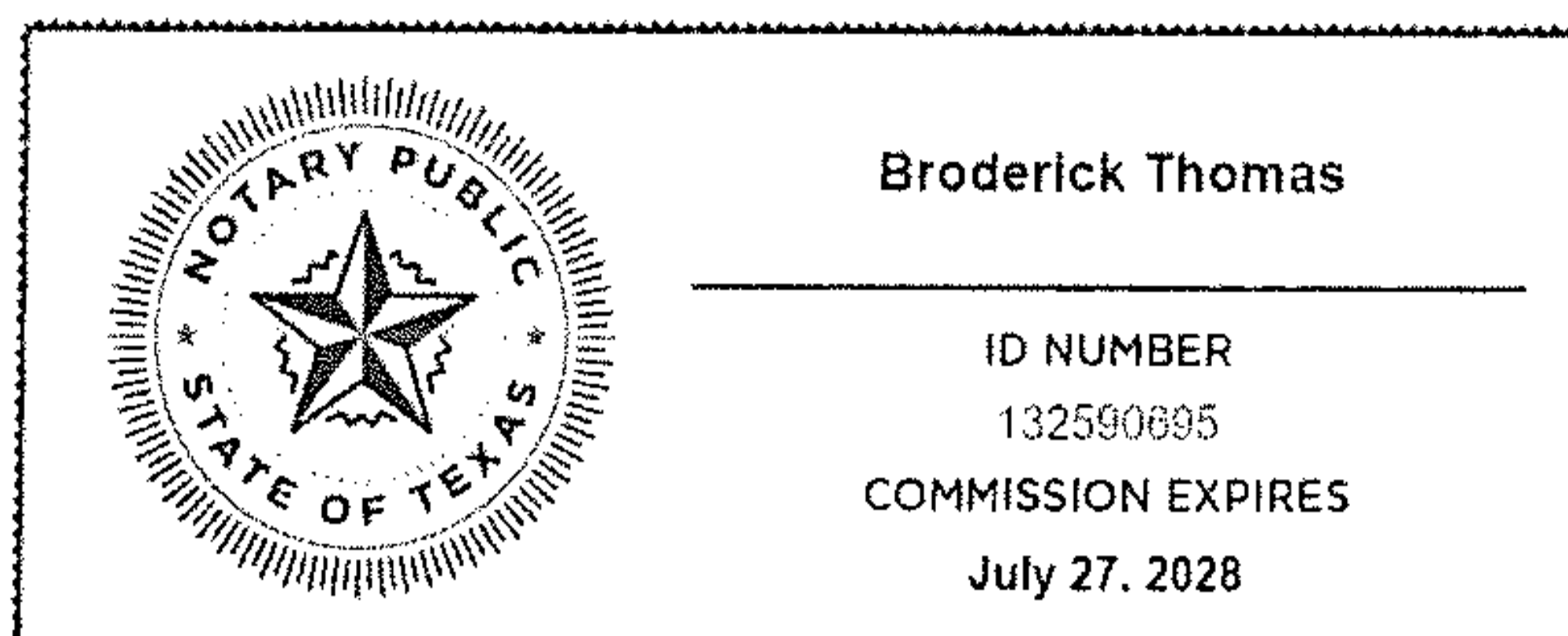
The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 15th day of April, 2026, by Valeria Katanicsne Szekeli and Janos Katanics Dr, () who is/are personally known to me or (✓) who has/have produced Driver License as identification.

Broderick Thomas

Signature of Notary Public

Broderick Thomas

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.