

Prepared by:
Amanda C. Tullidge, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 47927.001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050632 5 PG(S)

4/16/2026 4:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481633

Documentary Stamps in the amount
of \$5,250.00 are affixed hereto.

Doc Stamp-Deed: \$5,250.00

GENERAL WARRANTY DEED

Made this April 15, 2026 A.D. by **Lisa Abrams and Carrie Novakowski, Individually and as Personal Representatives of the Estate of Michael Abrams a/k/a Michael T. Abrams a/k/a Michael Ted Abrams**, whose addresses are 6206 Zelzah Ave., Encino, California 91316 and 411 Dorchester Avenue, Wheaton, IL 60187 respectively, hereinafter collectively called the grantor, to **Dariusz Baczewski and Robert Baczewski, as tenants in common**, whose address is 1922 Birch Rd., Northbrook, Illinois 60062, hereinafter called 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 9 and 10, Block 26, SIESTA BEACH SUBDIVISION, as per plat thereof, recorded in Plat Book 1, Page 167, Public Records of Sarasota County, Florida.

Parcel ID Number: **0081150041**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To valid reservations, restrictions and easements of record.

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.

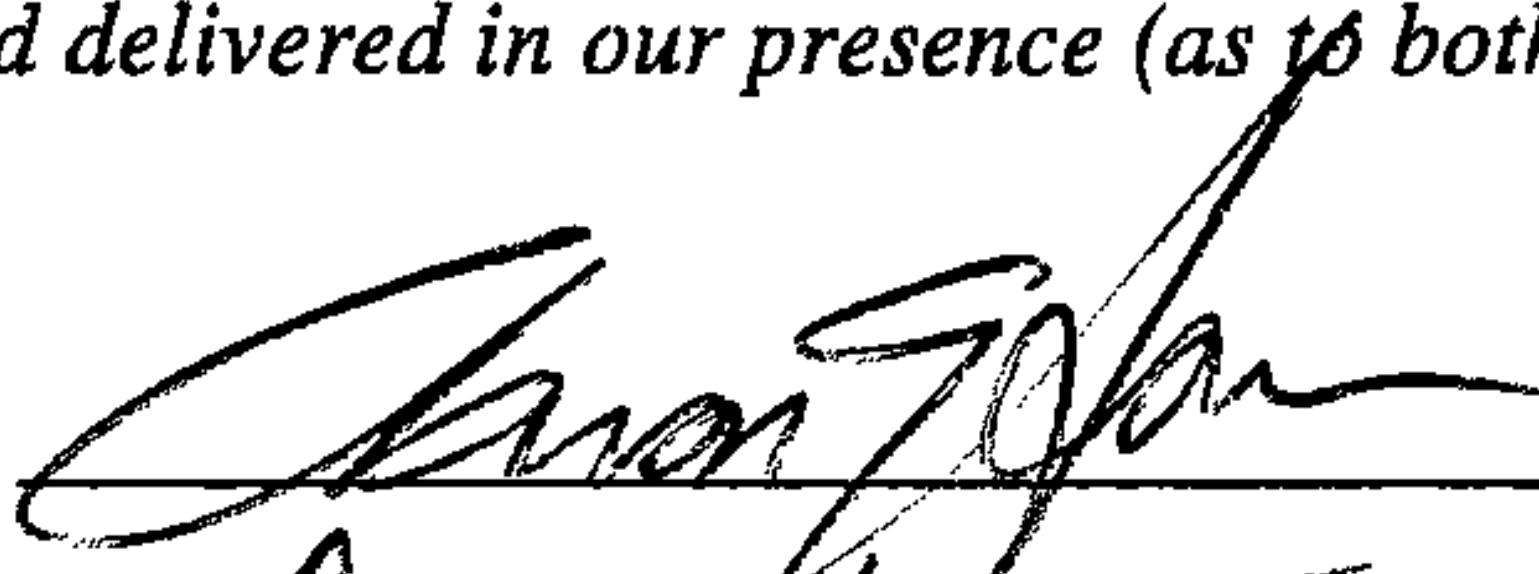
And the grantors Lisa Abrams and Carrie Novakowski hereby covenants the-above described property is not now, nor has it ever been their homestead, nor is it contiguous to their homestead, nor does it represent the homestead of any living person (it was the homestead of decedent, Michael Abrams a/k/a Michael T. Abrams a/k/a Michael Ted Abrams).

[signature on following page]

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

Signed, sealed and delivered in our presence (as to both):

Witness #1 Signature:



Witness #1 Printed Name:

Aaron Horner

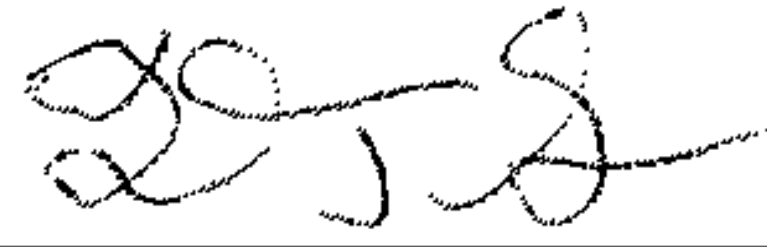


Lisa Abrams, Individually and as Personal Representative of the Estate of Michael Abrams a/k/a Michael T. Abrams a/k/a Michael Ted Abrams

Address:

17412 Ventura Blvd
Encino C.A 91316

Witness #2 Signature:



Witness #2 Printed Name:

Daniela Sanchez

Address:

4275 Florence St Simi Valley
CA 93063

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of April, 2026, by Lisa Abrams, Individually and as Personal Representative of the Estate of Michael Abrams a/k/a Michael T. Abrams a/k/a Michael Ted Abrams who is/are personally known to me or who has/have produced _____ as identification.

Notary Public
Print Name: _____

My Commission Expires: _____

See Attached!

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On April 10, 2026
Date

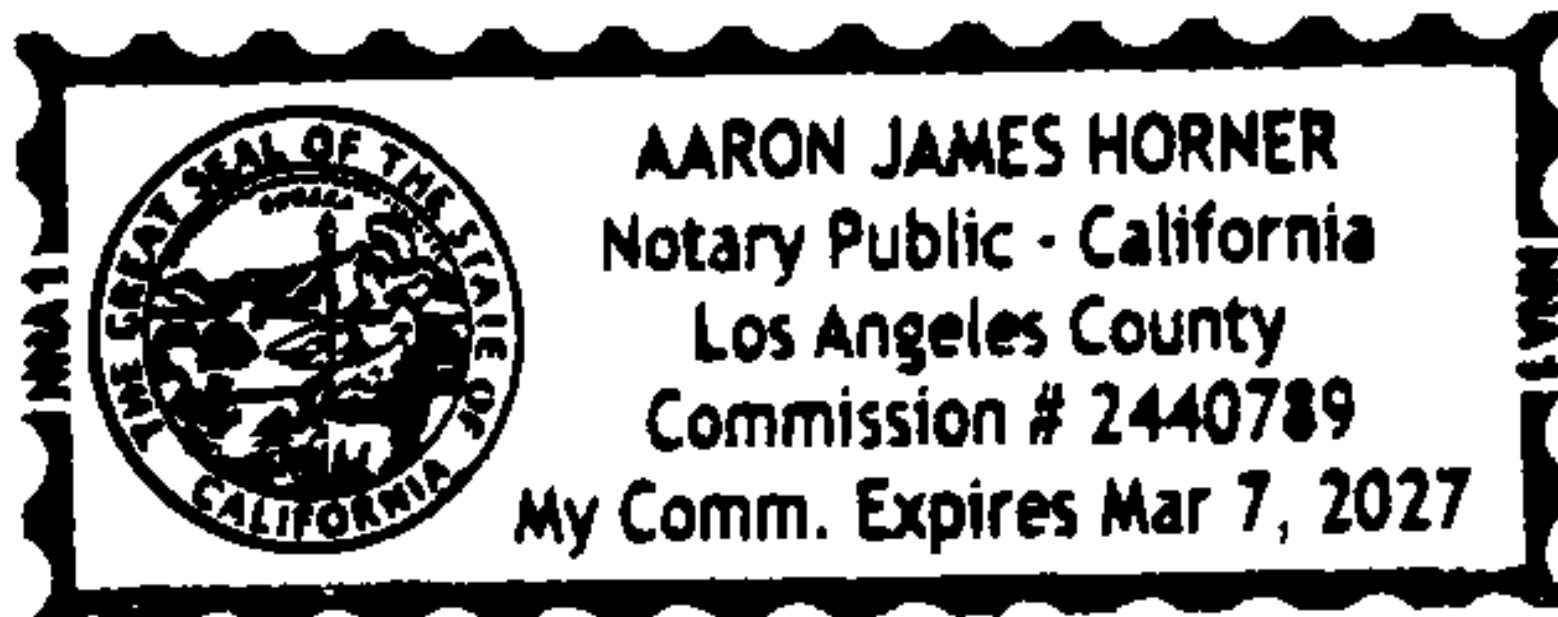
before me, Aaron James Horner (Notary Public)
Here Insert Name and Title of the Officer

personally appeared Lisa Abrams
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: 4/10/26

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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

Signed, sealed and delivered in our presence (as to both):

Witness #1 Signature: 


Witness #1 Printed Name: Aaron Horner

Address: 17412 Ventura Blvd
Encino C.A 91316

Witness #2 Signature: 

Witness #2 Printed Name: Damian Sanchez

Address: 4275 Florence St Simi Valley
CA 93063


**Carrie Novakowski, Individually and as
Personal Representative of the Estate of
Michael Abrams a/k/a Michael T. Abrams
a/k/a Michael Ted Abrams**

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of April, 2026, by Carrie Novakowski, Individually and as Personal Representative of the Estate of Michael Abrams a/k/a Michael T. Abrams a/k/a Michael Ted Abrams, who is/are personally known to me or who has/have produced _____ as identification.

Notary Public
Print Name: _____

My Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On April, 10, 2026 before me, Aaron James Horner (Notary Public)
Date Here Insert Name and Title of the Officer

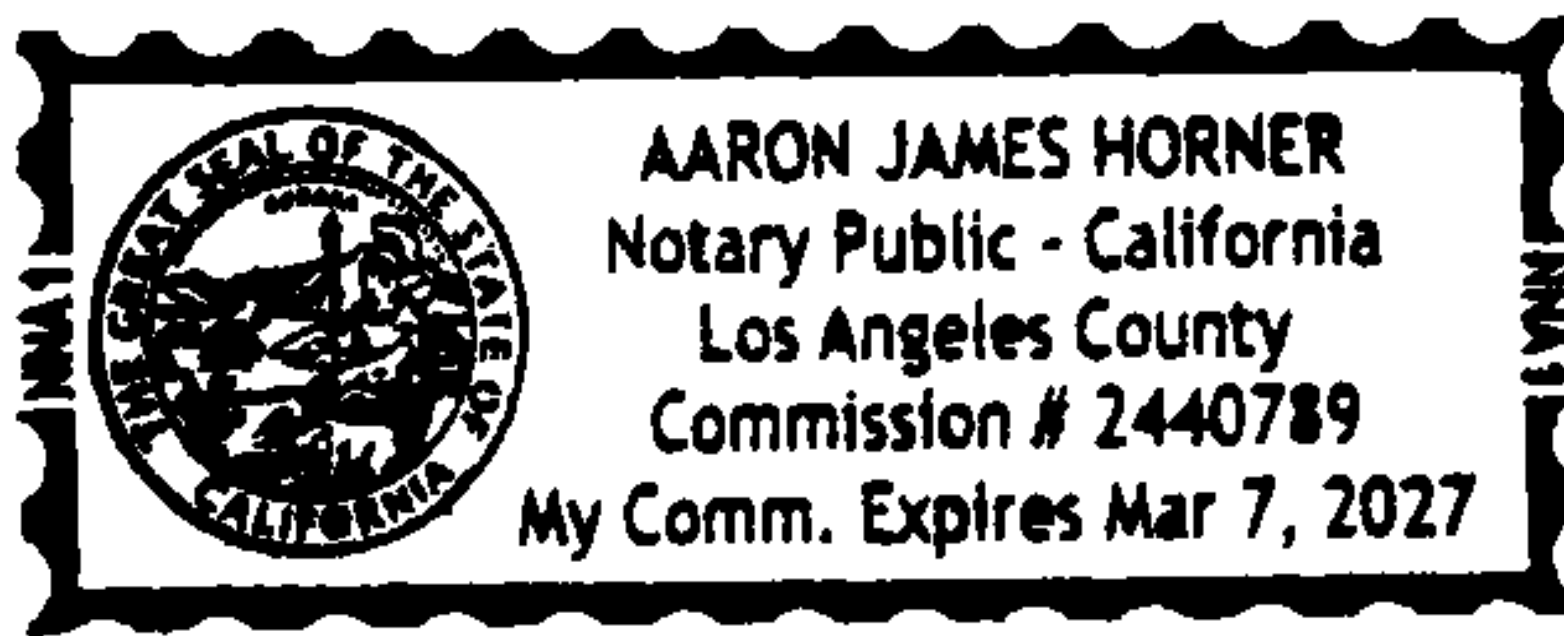
personally appeared Carrie Novakowski
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: 04/10/26
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____