

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051461 2 PG(S)**

Consideration: \$3,575,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47223-001

4/20/2026 9:26 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482371

Doc Stamp-Deed: \$25,025.00

Property Appraiser's Parcel ID No.: 0004-04-0016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of April, 2026, by and between **DAVID DOYLE AKA DAVID C. DOYLE, A SINGLE MAN**, whose address is **707 South Worth Street, 201, Birmingham, MI 48009** (hereinafter "GRANTOR"), and **NANCY PESKINSKI AND GARY PESKINSKI, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **734 Cote Azur Drive, Palm Beach Gardens, FL 33410** (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:

LOT 48, COREY'S LANDING, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 11, 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.

(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
David Doyle AKA David C. Doyle

(1) Marcia Renee Banish
Printed Name Marcia Renee Banish
P.O. Address 705 Massoit Rd
Clawson MI 48017

(2) Richard Banish
Printed Name Richard Banish
P.O. Address 705 Massoit Rd
Clawson MI 48017

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of April, 2026, by David Doyle AKA David C. Doyle, () who is/are personally known to me or () who has/have produced Michigan Driver License as identification.

Marcia Renee Banish
Signature of Notary Public

Marcia Renee Banish
Print, Type/Stamp Name of Notary

MARCIA RENEE BANISH
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 15, 2027
Acting in the County of Oakland