

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053251 3 PG(S)

CONSIDERATION: \$1,675,000.00

DOC TAX: \$11,725.00

RECORD: \$28.00

PARCEL ID NO.: 0134-09-0001

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

4/22/2026 11:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483952

Doc Stamp-Deed: \$11,725.00

WARRANTY DEED

THIS INDENTURE is made as of the 21st day of April 2026, by and between **MICHAEL J. O'ROURKE and LINDA E. LOMBARDI, husband and wife**, hereinafter referred to as Grantor, whose post office address is 12 Canon Circle, Greenwood Village, CO 80111, and **GERALD J. NOVICKIS and KATHLEEN J. NOVICKIS, as Trustees of the GERALD J. AND KATHLEEN J. NOVICKIS REVOCABLE TRUST dated June 12, 2000**, hereinafter referred to as Grantee, whose post office address is 328 River Pointe Parkway, Kingsford, MI 49802.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 9, ENCLAVE AT SILVER OAK, according to the map or plat thereof as recorded in Plat Book 42, Page 41, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Patricia A. Blair

Witness Name: _____

Patricia A. Blair
50 Central Avenue

Witness Address: 8th Floor

Sarasota, FL 34236

[Signature]
MICHAEL J. O'ROURKE

[Signature]
Witness Name: Jeffrey A. Grebe

Witness Address: Jeffrey A. Grebe
50 Central Avenue
8th Floor
Sarasota, FL 34236

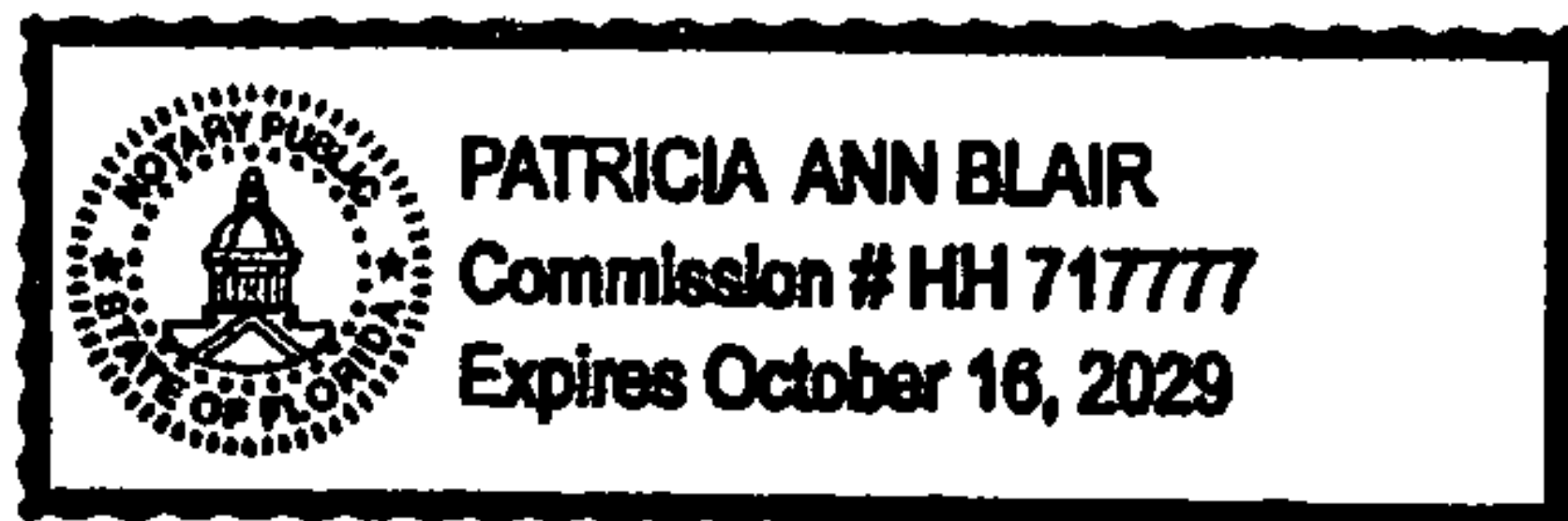
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of April 2026 by MICHAEL J. O'ROURKE, who is personally known to me or who has produced Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

Patricia A. Blair
Signature of Notary Public

(Notary Seal)

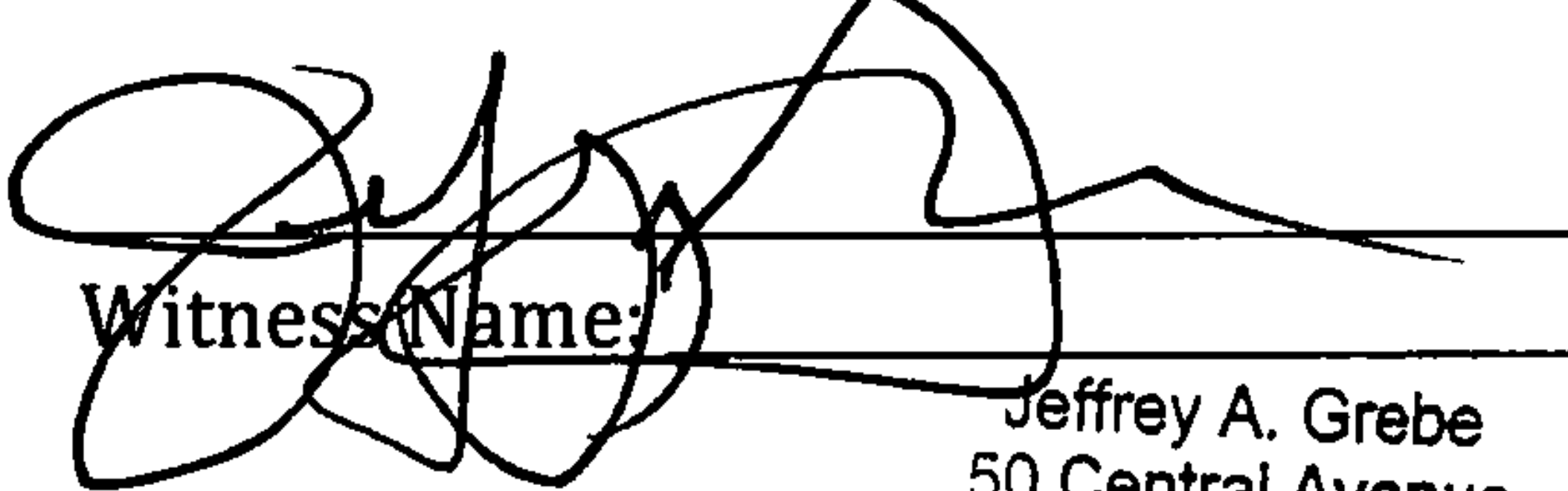
Patricia A. Blair
Print Name of Notary Public

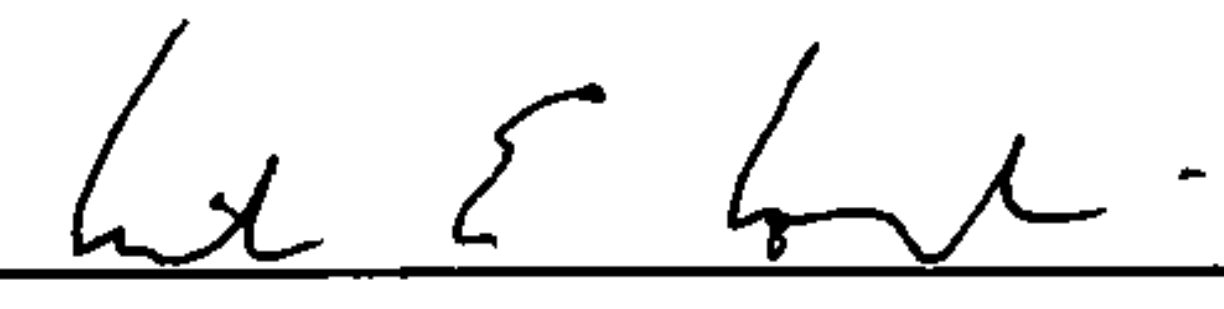



I am a Notary Public of the State of Florida,
and my commission expires on _____.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: _____
Jeffrey A. Grebe
Witness Address: _____
50 Central Avenue
8th Floor
Sarasota, FL 34236

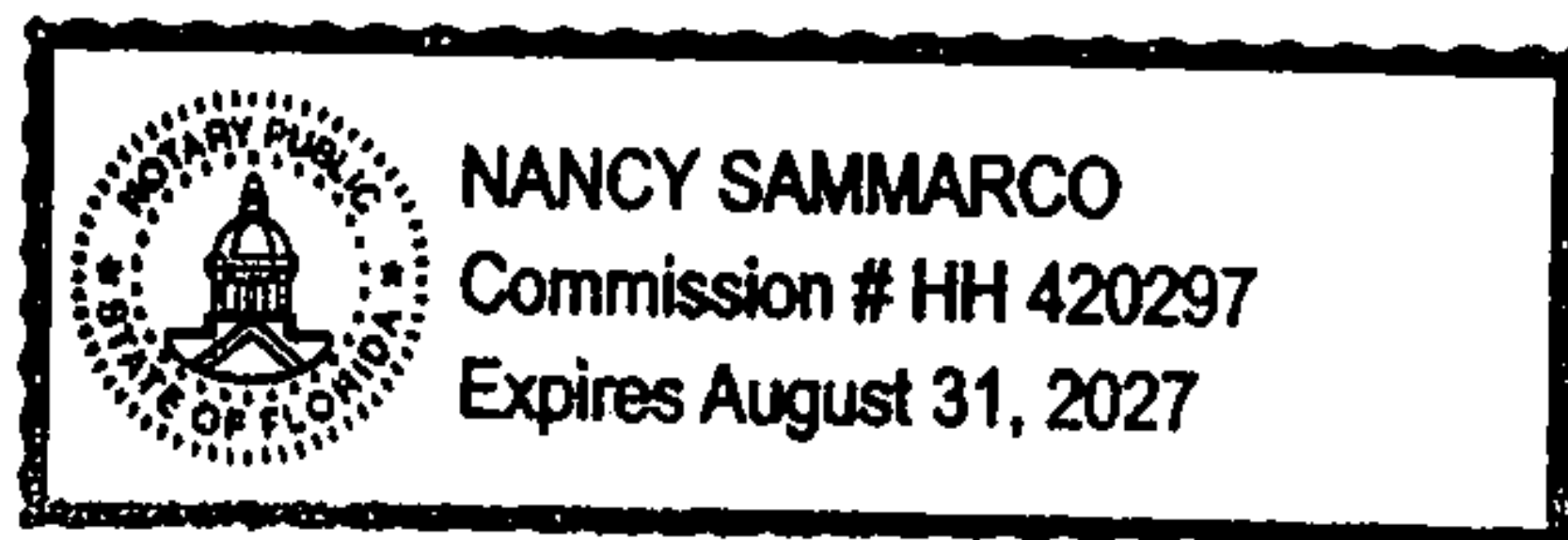

LINDA E. LOMBARDI


Witness Name: _____
Nancy Sammarco
Witness Address: _____
50 Central Avenue
8th Floor
Sarasota, FL 34236

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of April 2026 by LINDA E. LOMBARDI, who is personally known to me or who has produced Colorado Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)




Signature of Notary Public

Nancy Sammarco
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.