

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0057100009
Sales Price: \$100.00
File No.: 14827-S

4/24/2026 12:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3485210

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED is made this 24th day of April, 2026 by Grzegorz Fic, a married person whose mailing address is 7267 Mauna Loa Blvd., Sarasota, FL 34241 (hereinafter referred to as the "Grantor") to Grzegorz Fic and Anna Janiak, husband and wife whose mailing address is 7267 Mauna Loa Blvd., Sarasota, FL 34241 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michelle Smith
Signature
MICHELLE SMITH
Print Name

Grzegorz Fic
Grzegorz Fic

P.O. Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

Heath Jorgenson
Signature
HEATH JORGENSON
Print Name

P.O. Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 24th day of April, 2026, by Grzegorz Fic who [] is personally known to me or [X] has produced their Florida's driver license as identification.

Michelle Smith
Printed Name: MICHELLE SMITH
I am a Notary Public in and for the State of Florida and my commission expires on:



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 30, Block 17, South Gate, Unit 5, as per plat thereof recorded in Plat Book 8, Page 55, of the Public Records of Sarasota County, Florida.