

4/28/2026 4:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486860

Doc Stamp-Deed: \$1,960.00

Prepared by and return to:

Donald W. Scarlett, Jr., Esq.

Ulrich Scarlett Watts & Dean, P.A.

713 S Orange Ave, Ste 201

Sarasota, FL 34236

(941) 955-5100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of April, 2026 between Stan Piekos and Anna Piekos, husband and wife whose post office address is 15199 Regional Rd 50, Caledon, Ontario L7E 3H9 CANADA, collectively, grantor, and Mikaelle Michelle Michaels, and Lyudmila Lucy Parker, as joint tenants with right of survivorship whose post office address is 6310 Falcon Lair Dr, North Port, FL 34287, collectively, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 2, Block B, Talon Bay Unit Two, according to the map or plat thereof, as recorded in Plat Book 45, Pages 46, of the Public Records of Sarasota County, Florida.

Parcel Number: 0792010058

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.


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.

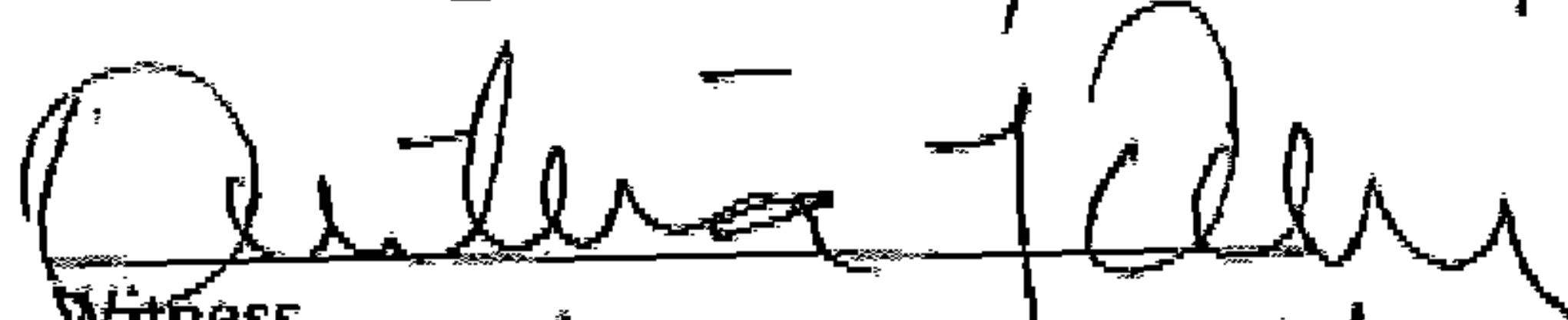
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

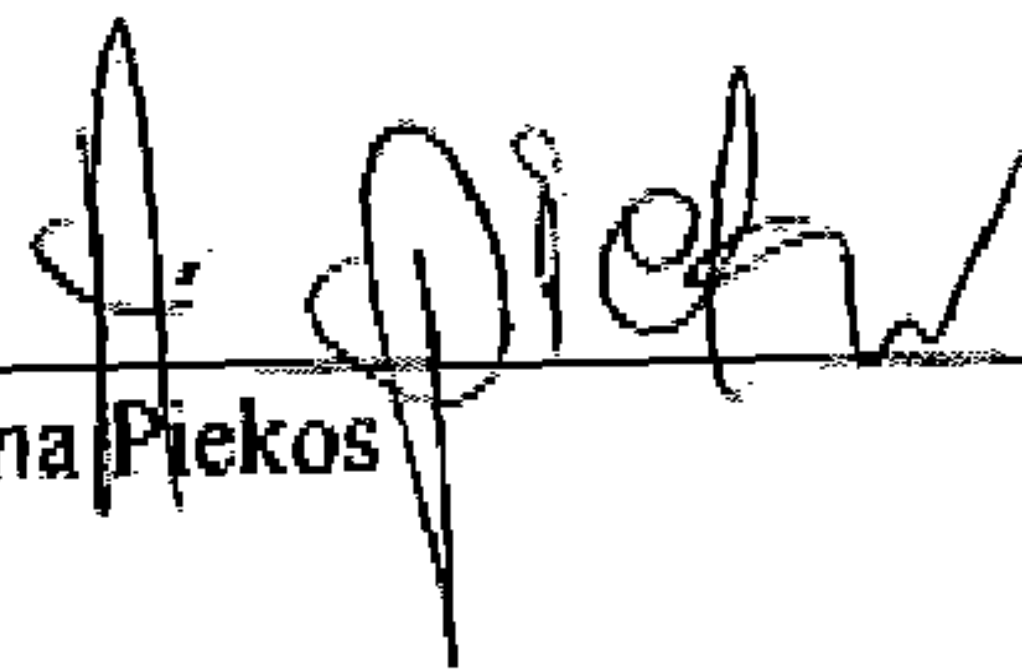
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Donald W. Scarlett, Jr.
P.O. Address: 735 Orange Ave, Ste 201
Sarasota, FL 34236

ST Piekos
Stan Piekos

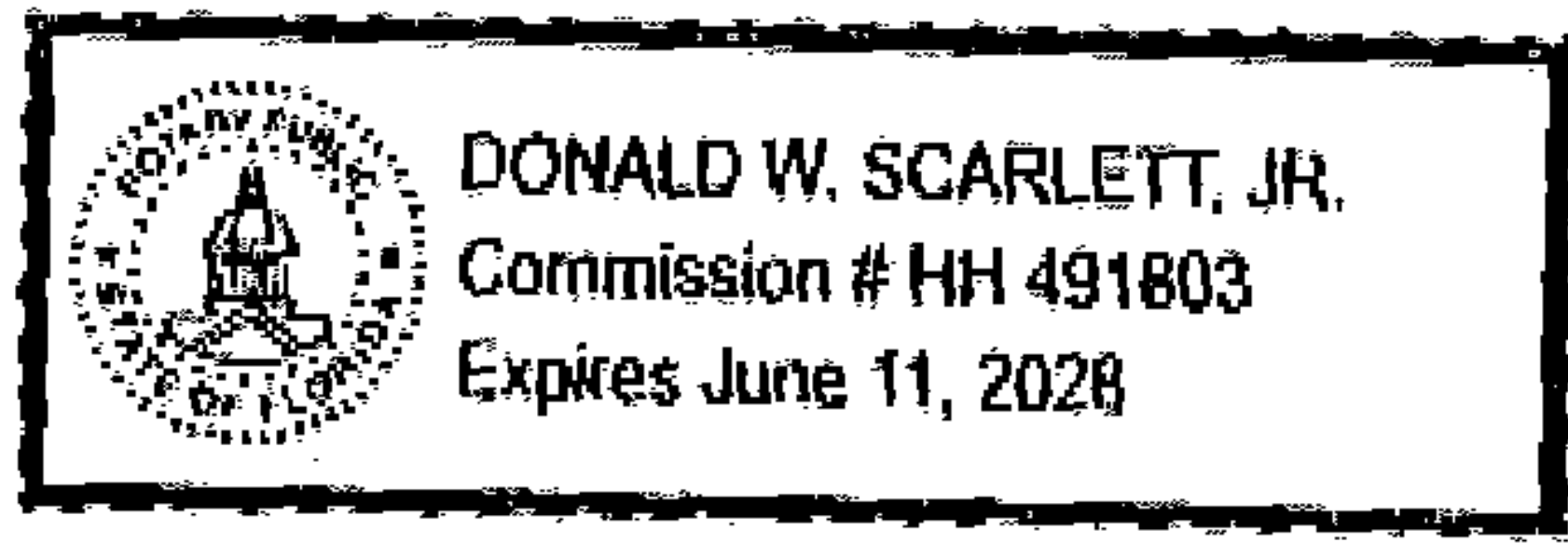

Witness
Printed Name: Antonia J. Abreu
P.O. Address: 713 S Orange Ave, Ste 201
Sarasota, FL 34236

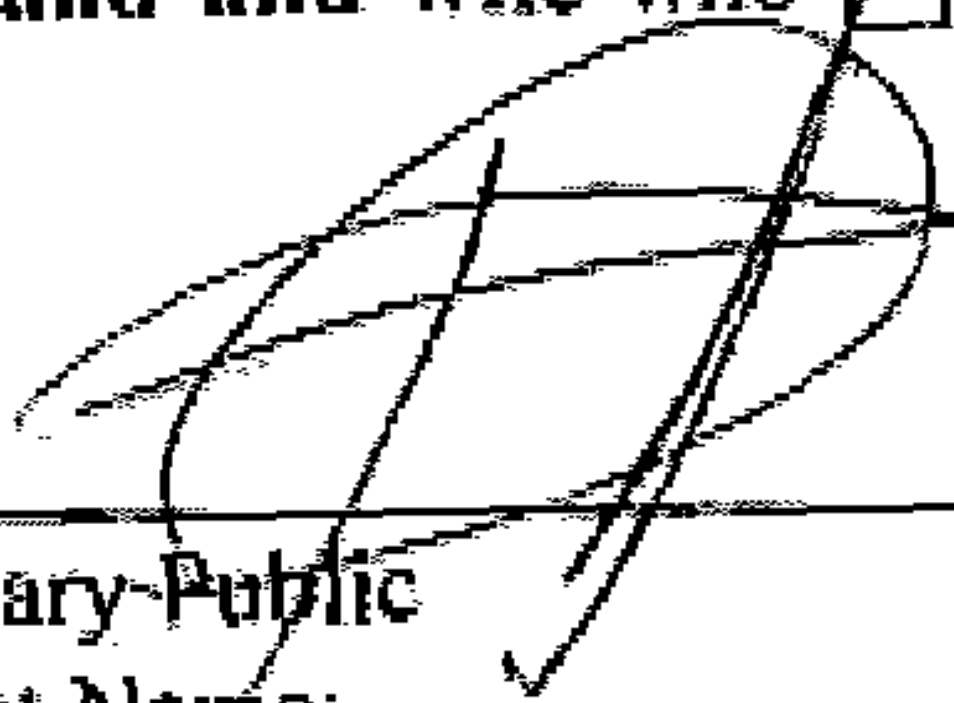

Anna Piekos

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of April, 2026 by Stan Piekos and Anna Piekos, husband and wife who are personally known or have produced drivers' licenses as identification:
passports

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____