

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058473 2 PG(S)**

Prepared by:
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Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 48406.000

5/1/2026 12:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488407

Documentary Stamps in the amount
of \$8,400.00 are affixed hereto.

Doc Stamp-Deed: \$8,400.00

GENERAL WARRANTY DEED

Made this May 1, 2026 A.D. by **Berel L. Abrams and Nancy K. Abrams, husband and wife**, whose address is 6600 Seminary Woods Place, Unit 603, Louisville, Kentucky 40241, hereinafter called the grantor, to **Abraham Varkovitzky and Elana Goell-Varkovitzky, husband and wife**, whose address is 6279 Dakota Circle, Bloomfield Hills, Michigan 48301, 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 Manatee County, Florida, viz:

Unit No. 323, Grand Bay - III, a Condominium according to the Declaration of Condominium recorded in the Official Records as Instrument No. 1998122920, as amended, and as per the plat thereof recorded in Condominium Book 32, Page 42, Public Records of Sarasota County, Florida, together with Parking Space No. G-32, designated in said Declaration of Condominium as Limited Common Elements; and together with the undivided interest in Common Elements declared in said Declaration of Condominium to be an appurtenance to the above-described unit; and grantor quit claims any and all rights or interest it may have in Storage Locker #1.

Parcel ID Number: **0004152009**

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.

[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: David Frankel

Berel L. Abrams
Berel L. Abrams

Witness #1 Printed Name: David Frankel

Address: 443 John Ringling Blvd Suite F
SARASOTA FL 34236

Witness #2 Signature: S. Stanley

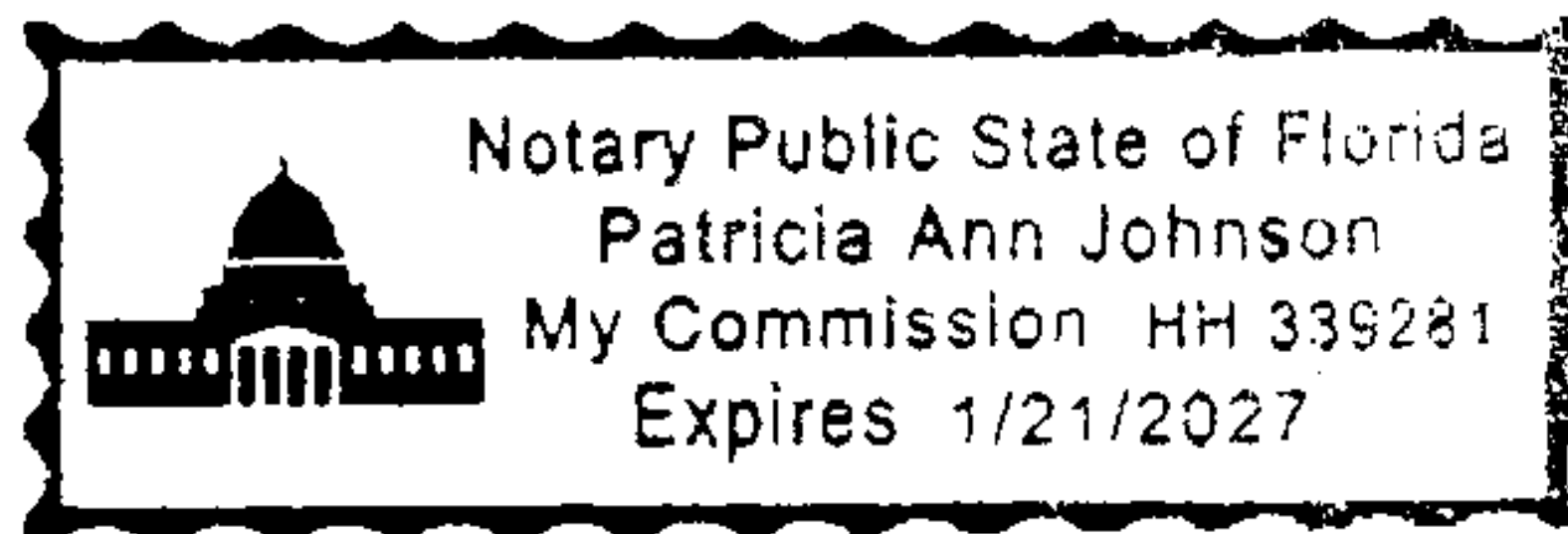
Nancy K. Abrams
Nancy K. Abrams

Witness #2 Printed Name: Saleemah Stanley

Address: 2724 24th St
Sarasota, FL 34234

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Berel L. Abrams and Nancy K. Abrams, husband and wife, who are personally known to me or who have produced _____ as identification.



Patricia Ann Johnson
Notary Public
Print Name: Patricia Ann Johnson
My Commission Expires: 1/21/27