

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058491 4 PG(S)**

5/1/2026 1:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488419

Doc Stamp-Deed: \$19,250.00

Prepared by and return to:

Harry W. Haskins

Haskins Law, LLC

3400 South Tamiami Trail

201

Sarasota, FL 34239

File No 2026-137

Parcel Identification No 2010164001

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of May, 2026 between Caroline E. Magee, Individually and as Successor Trustee of the James A. Magee Trust Agreement dated April 29, 2014, and Amendment & Restatement dated November 21, 2023, and Ann L. Magee, Individually, a married woman, joined by her spouse, James A. Magee, by Caroline E. Magee, as his attorney-in-fact, whose post office address is 156 Mead Road, Decatur, GA 30030, Georgia, Grantor, to Greg Pieczynski and JoAnne Pieczynski, husband and wife, whose post office address is 14009 Forest Crest Drive, Chesterfield, MO 63017, St. Louis, Missouri, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Unit 200A, THE GRANDE RIVIERA, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Record Instrument No. 2005048694, as amended, and according to the plat thereof recorded in Condominium Book 38, Pages 6, 6A through 6K, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

James A. Magee Trust Agreement dated April 29, 2014, and Amendment & Restatement dated November 21, 2023

By: Caroline E. Magee  
Caroline E. Magee, Individually and as Successor Trustee

Taylor N. Young  
WITNESS  
PRINT NAME: Taylor N. Young

171 17th Street NW  
Atlanta, GA 30363  
WITNESS 1 ADDRESS

K. Nolen Moore  
WITNESS  
PRINT NAME: K. Nolen Moore

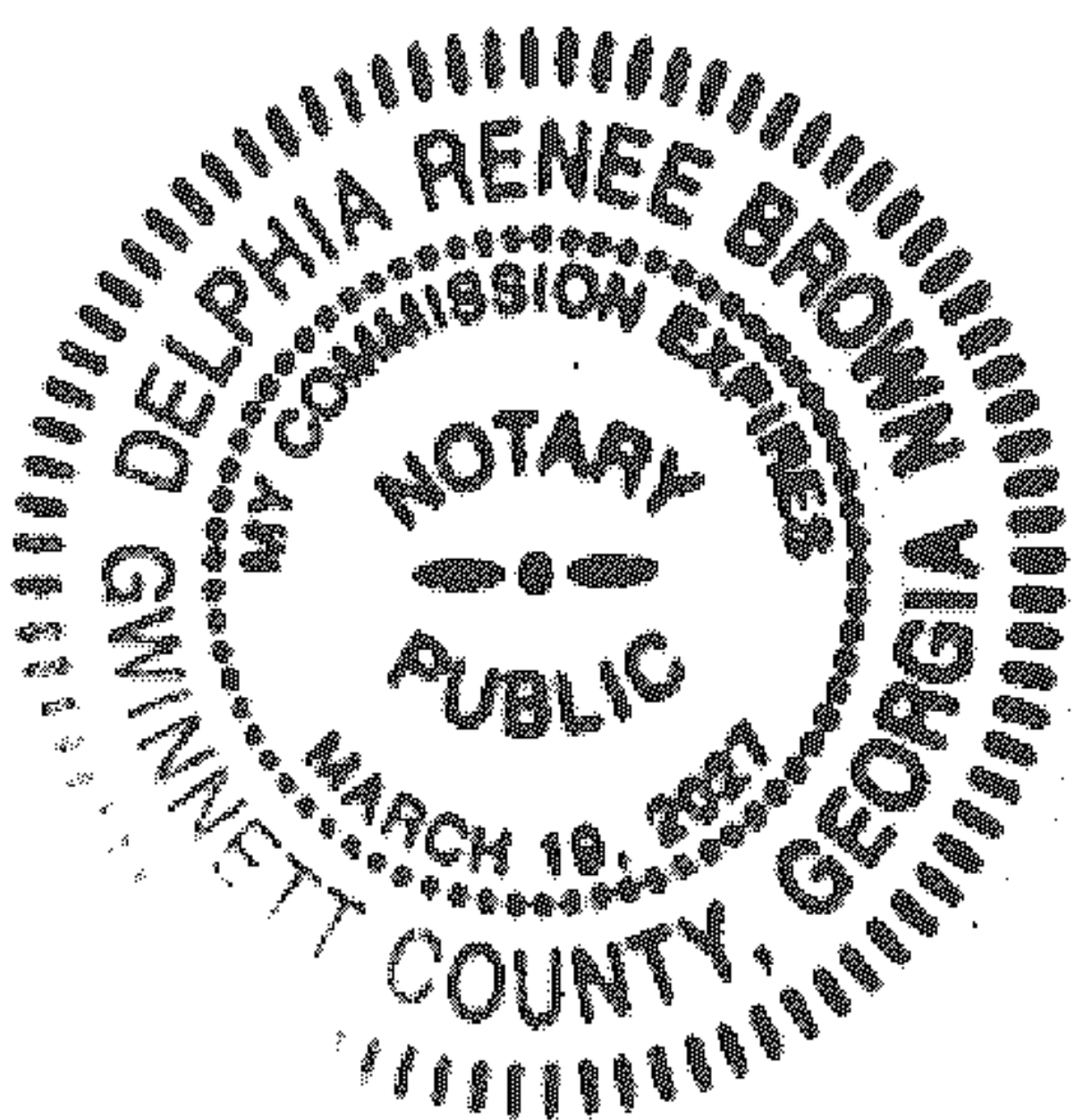
171 17th Street NW  
Atlanta, GA 30363  
WITNESS 2 ADDRESS

STATE OF Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of April, 2026, by Caroline E. Magee, Individually and as Successor Trustee of James A. Magee Trust Agreement dated April 29, 2014, and Amendment & Restatement dated November 21, 2023,  who is/are personally known to me or  who has/have produced Georgia License as identification.

Delphia Renee Brown  
Signature of Notary Public

Delphia Renee Brown  
Print, Type/Stamp Name of Notary



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

Signed, sealed and delivered in our presence:

Ann L. Magee  
Ann L. Magee, Individually

Cheryl Lycans  
WITNESS  
PRINT NAME: CHERYL LYCANS

4750 OAK HILL DR.  
SARASOTA, FL 34232  
WITNESS 1 ADDRESS

Doreen L. Gentz  
WITNESS  
PRINT NAME: Doreen L. Gentz

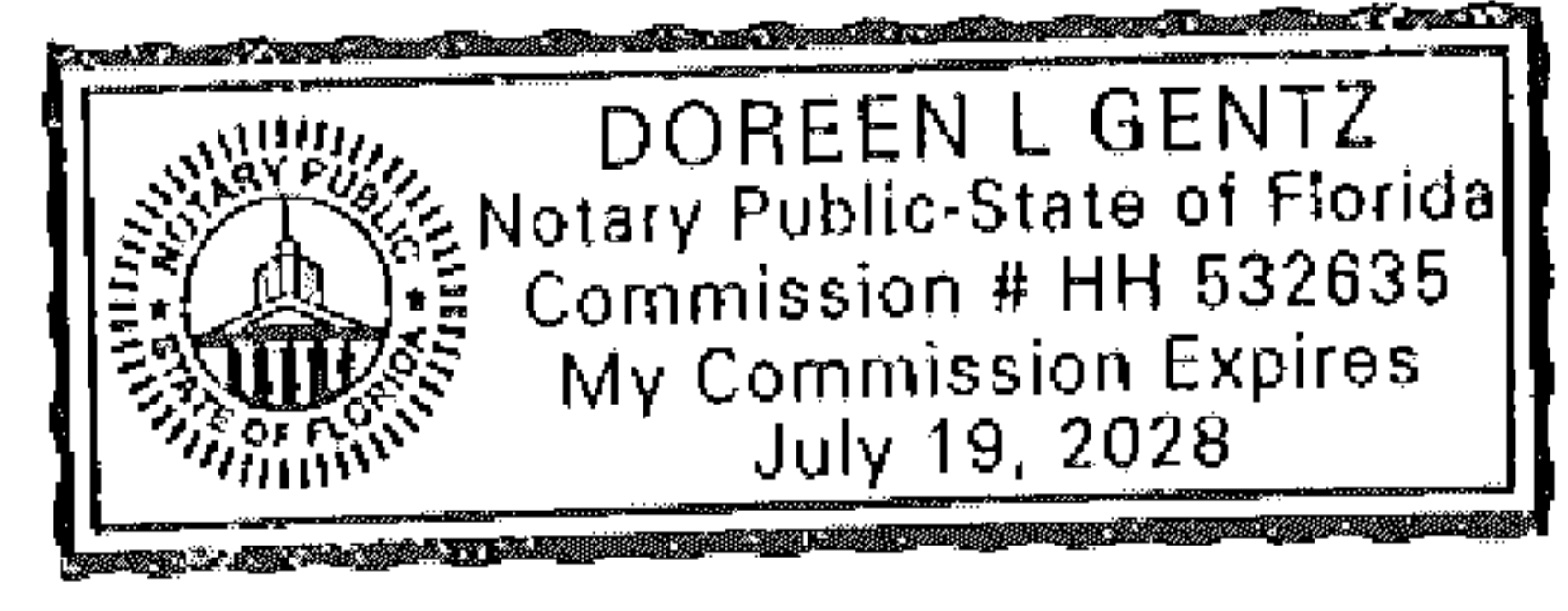
3081 Madagascar Ave  
North Port, FL 34286  
WITNESS 2 ADDRESS

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Ann L. Magee, Individually  who is/are personally known to me or  who has/have produced passport as identification.

Doreen L. Gentz  
Signature of Notary Public

Print, Type/Stamp Name of Notary



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

Signed, sealed and delivered in our presence:

James A. Magee, by Caroline E. Magee, as attorney in fact  
James A. Magee, by Caroline E. Magee, as Attorney-in Fact

Taylor N. Young  
WITNESS  
PRINT NAME: Taylor N. Young

171 17th Street NW  
Atlanta, GA 30363  
WITNESS 1 ADDRESS

K. Nolen Moore  
WITNESS  
PRINT NAME: K. Nolen Moore

171 17th Street NW  
Atlanta, GA 30363  
WITNESS 2 ADDRESS

STATE OF Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of April, 2026, by Caroline E. Magee, as Attorney-in Fact for James A. Magee  who is/are personally known to me or  who has/have produced Georgia License as identification.

Delphia Renee Brown  
Signature of Notary Public

Delphia Renee Brown  
Print, Type/Stamp Name of Notary

