

5/1/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3488465

Prepared by and Return to:  
Peter J. Pike, Esq.  
Pike Law Firm, P.A.  
4901 26<sup>th</sup> Street West, Suite B  
Bradenton, FL 34207  
Parcel ID Number: 0061123021  
Our File No.: 2026-733  
Consideration: \$275,000.00

Doc Stamp-Deed: \$1,925.00

## Warranty Deed

Made April 30, 2026 A.D., by Janet Robinson, a married woman, Individually and as Trustee of the Bruce L Hrycyk Revocable Trust dated September 5, 2024, 3847 Stimson Road, Barberton, OH 44203 (the "Grantor"), to Janet Robinson and Robert H. Robinson, wife and husband, 3847 Stimson Road, Barberton, OH 44203 (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, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, viz:

Unit 8421, VILLAGE PLAZA CONDOMINIUM, SECTION 4, PHASE A, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1220, Page 2018, as amended, and as per plat thereof recorded in Condominium Book 10, Page 32, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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 part of homestead property as she resides at 3847 Stimson Road, Barberton, OH 44203.

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 Grantees 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; and that said land is free of all encumbrances except for

all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**To Have and to Hold** the same in fee simple forever.

**In Witness Whereof**, the Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

X *[Signature]*

Bruce L Hrycyk Revocable Trust dated  
September 5, 2024

Print Witness Name: *MICHAEL KUHN*

Print Witness Addr: \_\_\_\_\_

By: *[Signature]*, Trustee  
Janet Robinson, Trustee

*NORTH CANTON OH 44720*

X *[Signature]*

Print Witness Name: *Margaret A Parren*

Print Witness Addr: *Copley, OH*

STATE OF OHIO  
COUNTY OF *Summit*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2026, by Janet Robinson, Trustee of Bruce L Hrycyk Revocable Trust dated September 5, 2024,  who is personally known to me or  who has produced *DRIVER LICENSE* as identification.

*[Signature]*  
Signature of Notary Public

*MICHAEL KUHN*  
Print, Type/Stamp Name of Notary



MICHAEL KUHN  
NOTARY PUBLIC • STATE OF OHIO  
My Commission Expires June 4, 2028