

Prepared by and return to:

Tammy Melichar
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

5/1/2026 3:14 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488677

[Space Above This Line For Recording Data]

Doc Stamp-Deed: \$1,463.00

Warranty Deed

This Warranty Deed made this 30th day of April, 2026 between SPH Property Solutions LLC, a Florida limited liability company whose post office address is 1478 Millbrook Circle, Bradenton, FL 34212, grantor, and Donna Ciemny, a single woman whose post office address is 608 N Jefferson Ave, #30, Sarasota, FL 34237, 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:

UNIT 30, BERMUDA PARK, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1423, PAGES 1823 TO 1883, INCLUSIVE, AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 16, PAGE 8, AND AS AMENDED IN CONDOMINIUM BOOK 16, PAGE 20, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Number: 2028071030

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 12/31/2025.

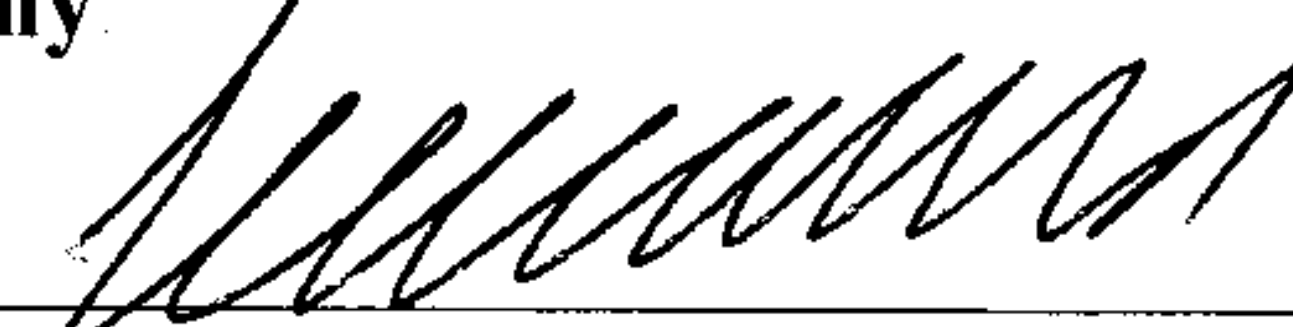
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

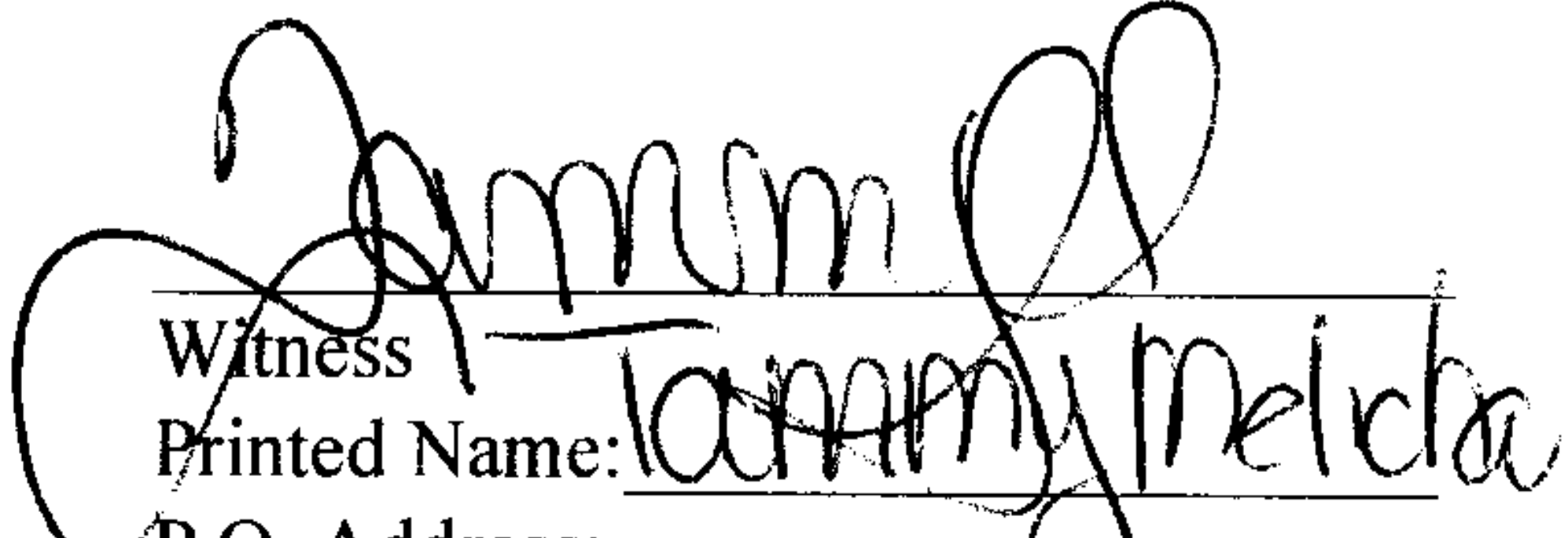
Signed, sealed and delivered in our presence:



Witness
Printed Name: Sara Konvitz
P.O. Address:
713 S. Orange Ave, Ste 201, Sarasota, FL 34236

SPH Property Solutions LLC, a Florida limited liability company

By: 
Levent Sipahioglu, Sole Member



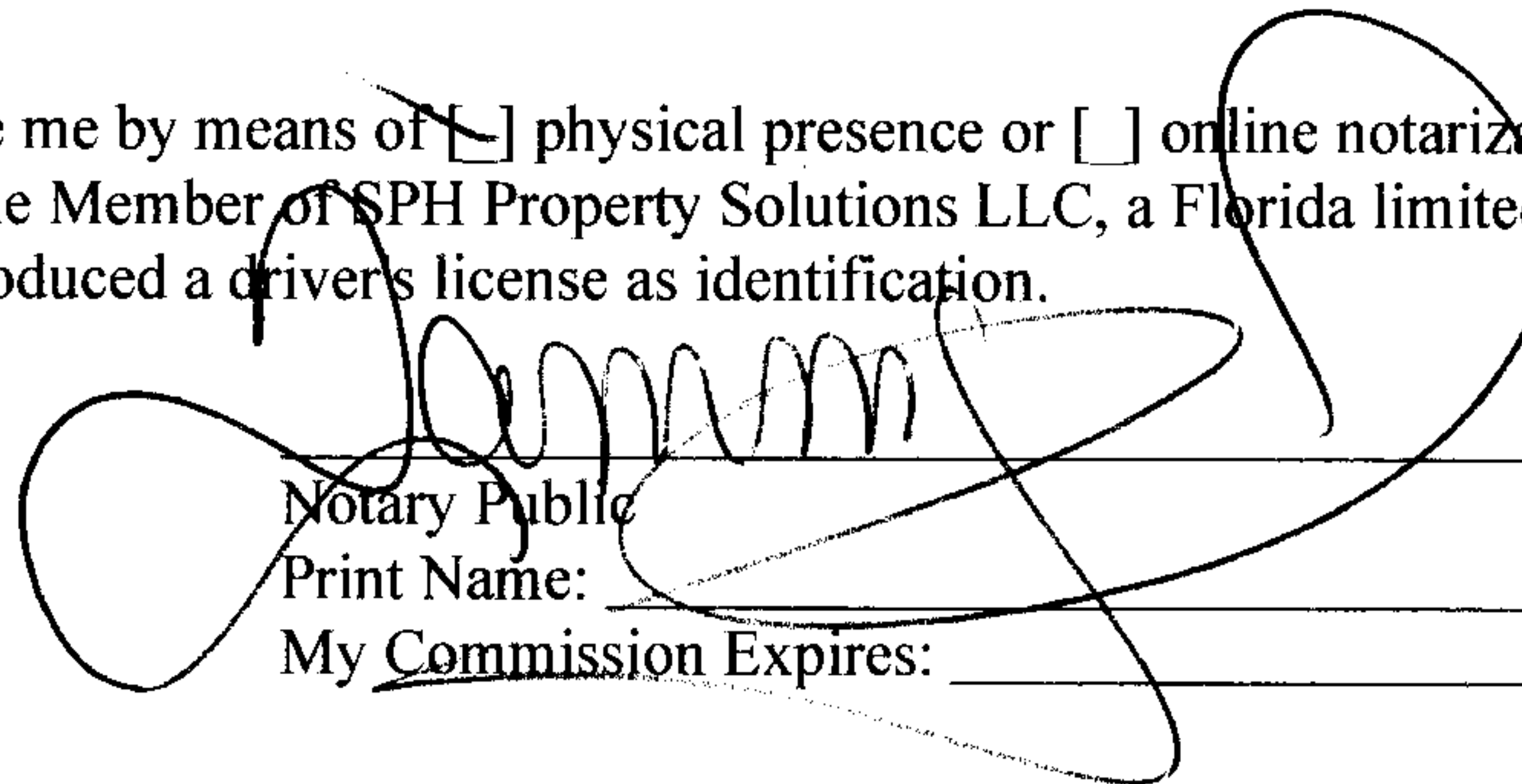
Witness
Printed Name: Tammy Melichar
P.O. Address:

713 S. Orange Ave, Ste 201, Sarasota, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2026 by Levent Sipahioglu, Sole Member of SPH Property Solutions LLC, a Florida limited liability company who is personally known or has produced a driver's license as identification.

[Seal]



Notary Public
Print Name: _____
My Commission Expires: _____

TAMMY MELICHAR
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 311275
MY COMMISSION EXPIRES SEP. 19, 2026