

5/7/2026 8:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490914

Doc Stamp-Deed: \$2,625.00

This Instrument Prepared by
and Return to:
Kirsten E. Guerin, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc. Stamp.: \$2,625.00
Rec. Fee.: \$19.50
Parcel ID: 0056140032

WARRANTY DEED

This Warranty Deed is made this 5th day of May, 2026 by **Sandra N. Frush, Individually, and as Trustee of the Sandra N. Frush Trust Agreement Dated August 4, 1989**, whose mailing address is 857 Norsota Way, Sarasota, FL 34239, hereinafter referred to as "Grantor," to **Daniel Dumitrascuta and Angela Dumitrascuta, husband and wife**, whose mailing address is 2227 Grove St, Sarasota, FL 34239, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

LOT 4, BLOSSOM BROOK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to any governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

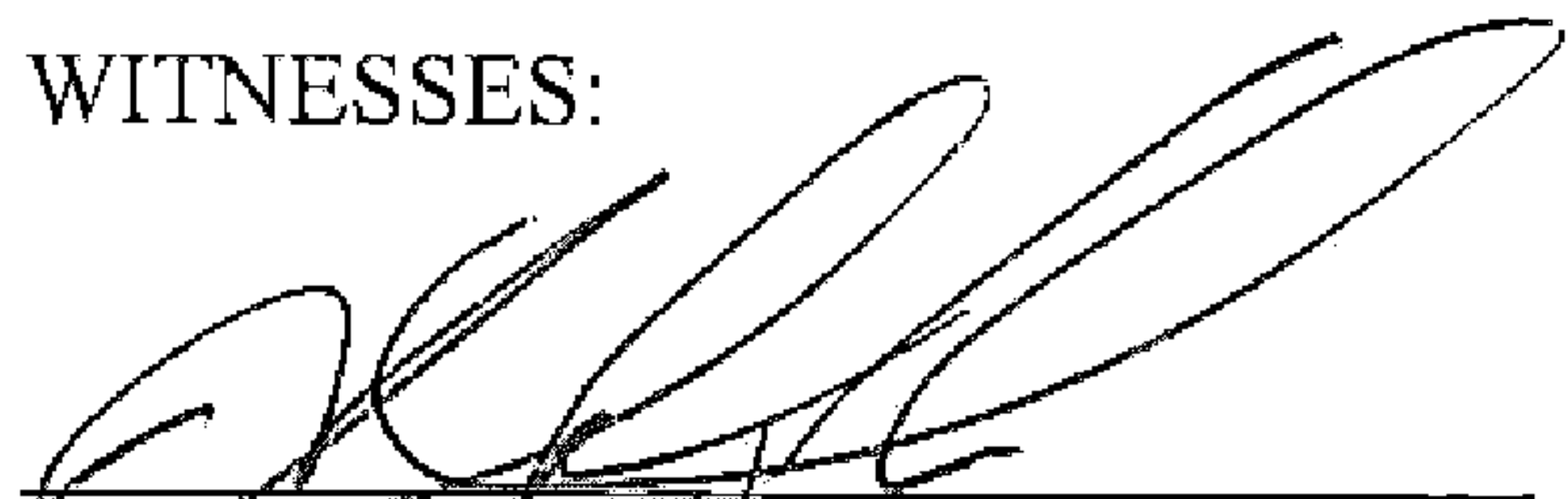
The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

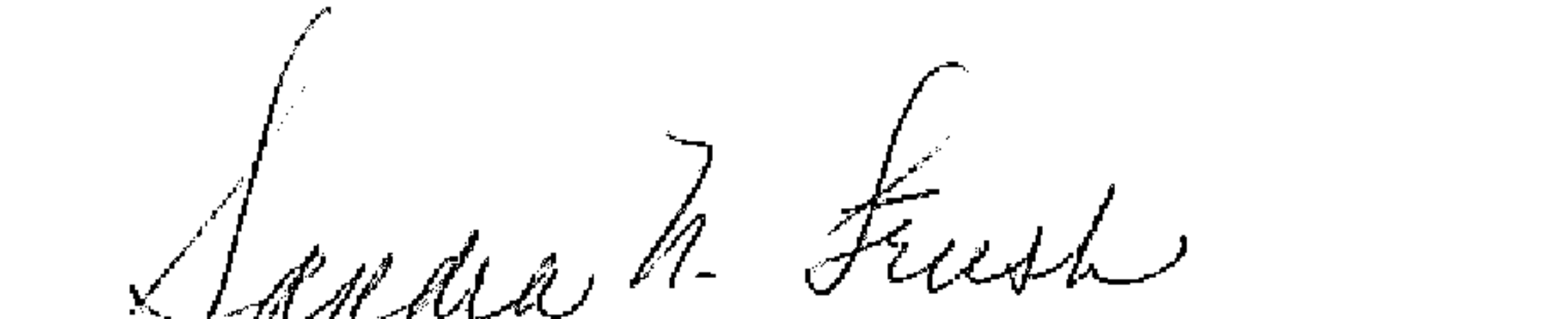
Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.


Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

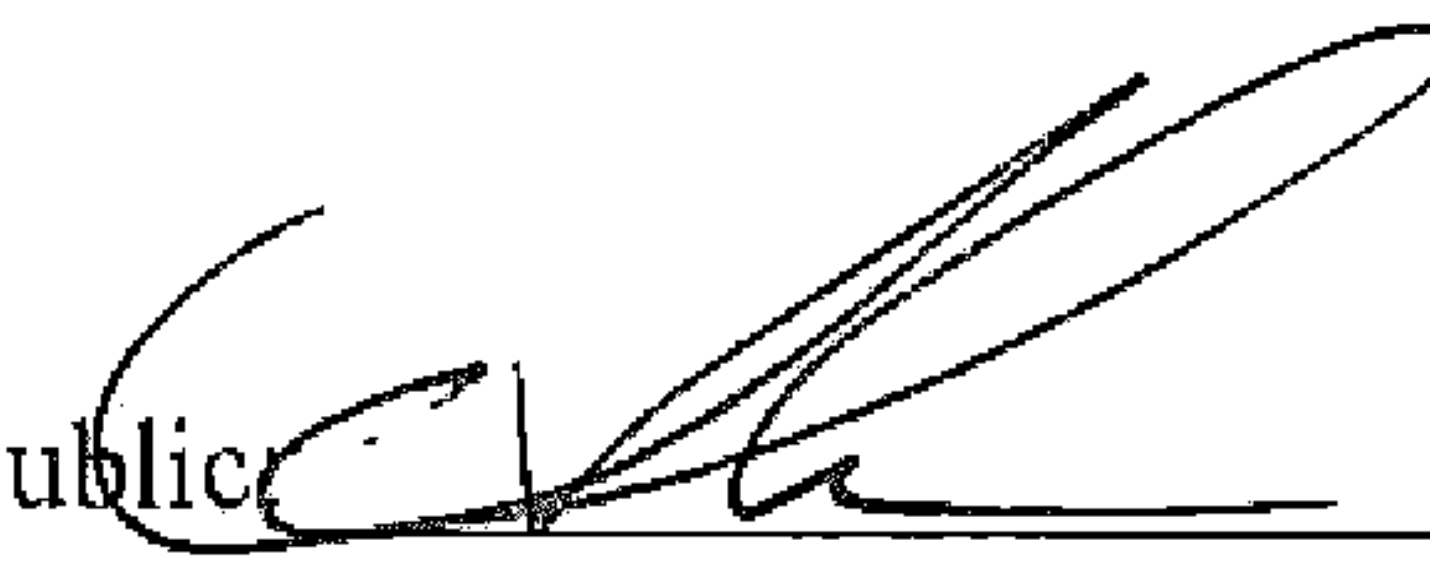

Print Name: Alana L. Fleischer
Address: 1819 Main Street, Ste 610
Sarasota, FL 34236


**Sandra N. Frush, Individually, and as
Trustee of the Sandra N. Frush Trust
Agreement Dated August 4, 1989**


Print Name: ALYSHA GONZALEZ
Address: 1819 Main Street, Ste 610
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 5th day of May, 2026, by Sandra N. Frush, Individually, and as Trustee of the Sandra N. Frush Trust Agreement Dated August 4, 1989, for and on behalf of the Trust, who [] is/are personally known to me or who [] has produced FL Driver's license as identification.


Notary Public
Print Name: Alana L. Fleischer
My Commission Expires: _____
[Notary Seal]

