

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062591 2 PG(S)**

Consideration: \$5,400,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-23024-003

5/8/2026 2:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491939

Doc Stamp-Deed: \$37,800.00

Property Appraiser's Parcel ID No.: 0222030108
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of May, 2026, by and between **Mike M. Krajewski and Janina L. Krajewski, husband and wife**, whose address is **5531 Native Henna Court, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **Joseph T. Lower and Jennifer J. Lower, husband and wife, as tenants by the entirety**, whose address is **3236 Founders Club Drive, Sarasota, FL 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT T-14, FOUNDERS CLUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 30, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

{acknowledgment signatures on following page}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Elizabeth Malone-Roth
Printed Name Elizabeth Malone-Roth
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

Mike M. Krajewski
Mike M. Krajewski
Janina L. Krajewski
Janina L. Krajewski

(2) William McComb
Printed Name William McComb
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

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 Mike M. Krajewski and Janina L. Krajewski, who is/are personally known to me or who has/have produced FLORIDA Driver License as identification.

William McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

