

5/13/2026 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493559

Doc Stamp-Deed: \$3,157.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 451,000.00

File Number: 2026-188
Parcel ID: 0016-11-0016

Warranty Deed

Made this 13th day of May, 2026 by, **Sylvester Moccia, a married man, and Carmela Abajian, a married woman**, whose post office address is: **5527 Forester Lake Drive, Sarasota, FL 34243**, hereinafter called the grantor, to: **Edward Kowalkowski and Elizabeth Kowalkowski, husband and wife**, whose post office address is: **18218 Breckenridge Boulevard, Orland Park, IL 60467**, hereinafter called 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 FOUR HUNDRED FIFTY ONE THOUSAND AND 00/100 and 00/100 Dollars (\$451,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 57, DEL SOL VILLAGE AT LONGWOOD RUN PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 24, 24A THROUGH 24E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0016-11-0016

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

Witness: Michele R. Blackburne

Print Name: Michele R. Blackburne

Address: 273 Christina Ln
Myrtle Beach, SC 29579

Witness: Anthony Rossi

Print Name: ANTHONY ROSSI

Address: 192 Christina Lane
MYRTLE BEACH, SC

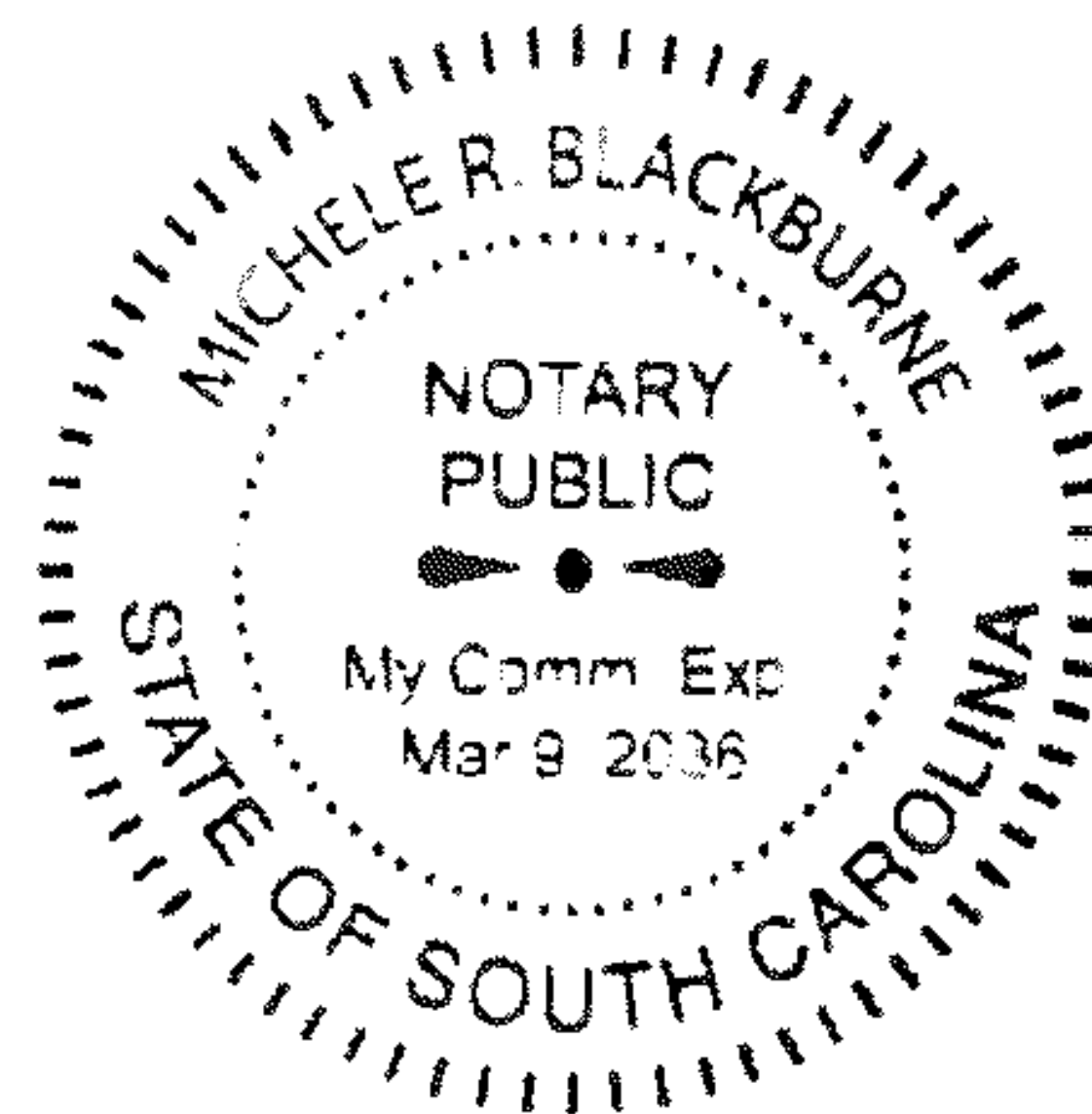
Carmela Abajian
Carmela Abajian

STATE OF South Carolina
COUNTY OF Horry

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 12 day of May, 2026, by Carmela Abajian () who is/are personally known to me or () who has have produced Drivers license as identification.

Michele R Blackburne
Signature of Notary Public

Michele R. Blackburne
Print, Type Stamp Name of Notary



claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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

Signed, Sealed and Delivered in Our Presence:

Witness: [Signature]

Print Name: Cindy Crews

Address: 3914 9th Ave. W.

Bradenton FL 34205

Witness: [Signature]

Print Name: Branna Crews

Address: 3914 9th Ave. W.

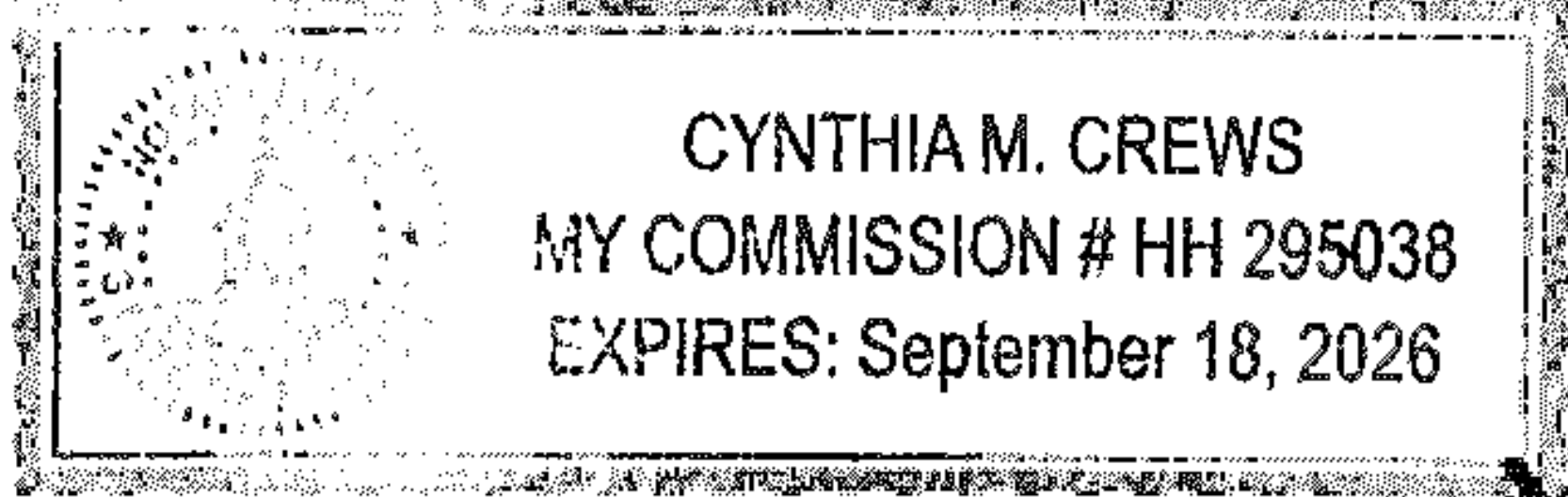
Bradenton FL 34205

[Signature]
Sylvester Moccia

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13 day of May, 2026, by Sylvester Moccia. () who is/are personally known to me or () who has have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type Stamp Name of Notary