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5/15/2026 12:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494745

Prepared by and when
recorded, return to:

Cynthia A. Riddell, Esq.

Cynthia A. Riddell, P.A. d/b/a Riddell Law Group

3400 S. Tamiami Trail

Sarasota, Florida 34239

(941) 366-1300

File Number: 26-030.S

Doc Stamp-Deed: \$5,600.00

WARRANTY DEED

This Indenture, made on this May 13, 2026 by Collage on 5th, LLC, a Florida limited liability company whose address is 1270-1280 Mark Street, Elk Grove Village, IL 60007, hereinafter called the grantors, to Michael Gish and Teresa C. Gish, husband and wife whose address is 310 Laurel Dr., York, Pennsylvania 17406, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Eight Hundred Thousand dollars & no cents, (\$800,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 37, SCHOOL AVENUE TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 50, Page 33, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 2029040171

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors 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 current year taxes.

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

Witnesses:

Witness Signature Anna Skhisov

Witness Printed Name Anna Skhisov

Witness Address 10008 E Kansas Ave

Aurora, CO 80247

Witness Signature Betty Juli Barish

Witness Printed Name Betty Juli Barish

Witness Address 1313 W. Boynton Beach Blvd. 1-B,

Boynton Beach FL 33426

Collage on 5th, LLC, a Florida limited liability company

By: Darek Baczewski

Darek Baczewski, as Manager

1270-1280 Mark Street

Elk Grove Village IL 60007

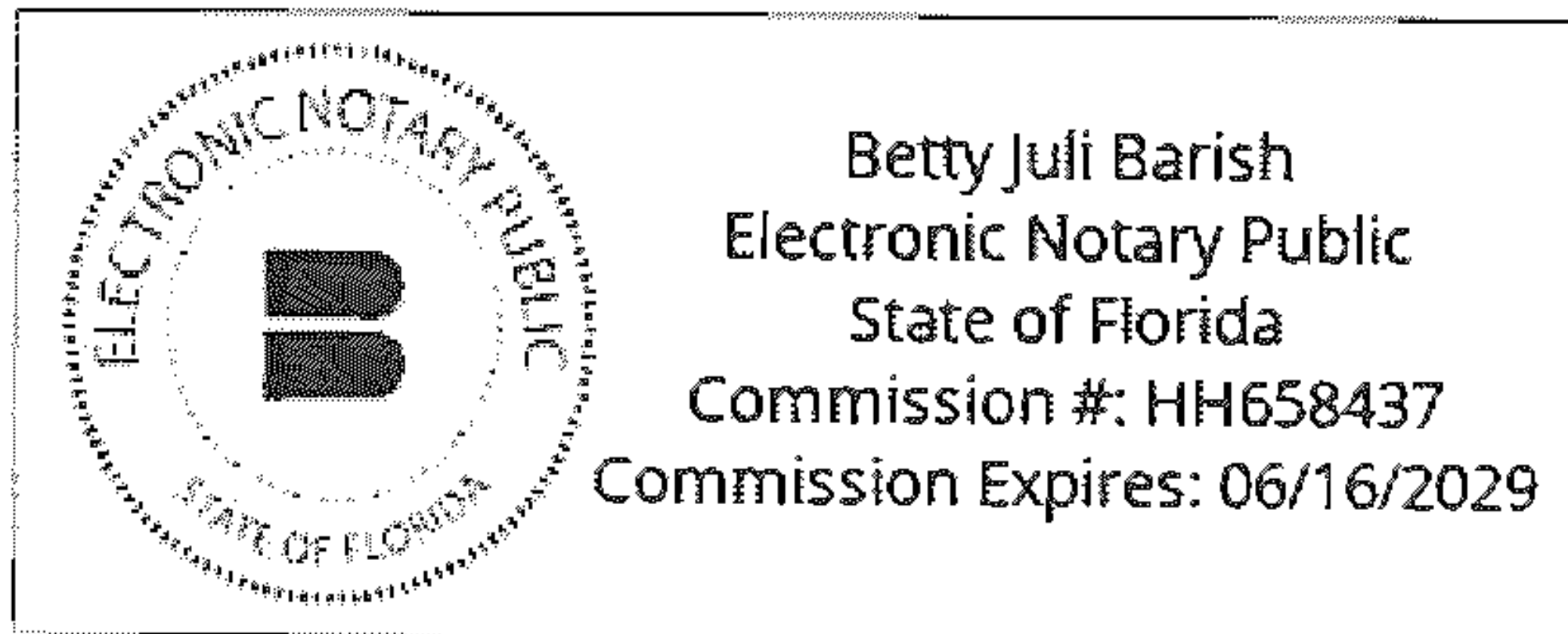
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ___ physical presence or online notarization on May 12, 2026, by Darek Baczewski, as Manager of Collage on 5th, LLC, a Florida limited liability company, who () is personally known to me or who () has produced IL DL as identification.

Notarized online using audio-video communication

SEAL:



Betty Juli Barish

Notary Public - Signature

Print Name: Betty Juli Barish

My Commission Expires: 06/16/2029

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

Witnesses:

Witness Signature Anna Skhisov
Witness Printed Name Anna Skhisov
Witness Address 10008 E Kansas Ave
Aurora, CO 80247

Collage on 5th, LLC, a Florida limited liability company

By: [Signature]
Marek Mojsa, as Manager
1270-1280 Mark Street
Elk Grove Village IL 60007

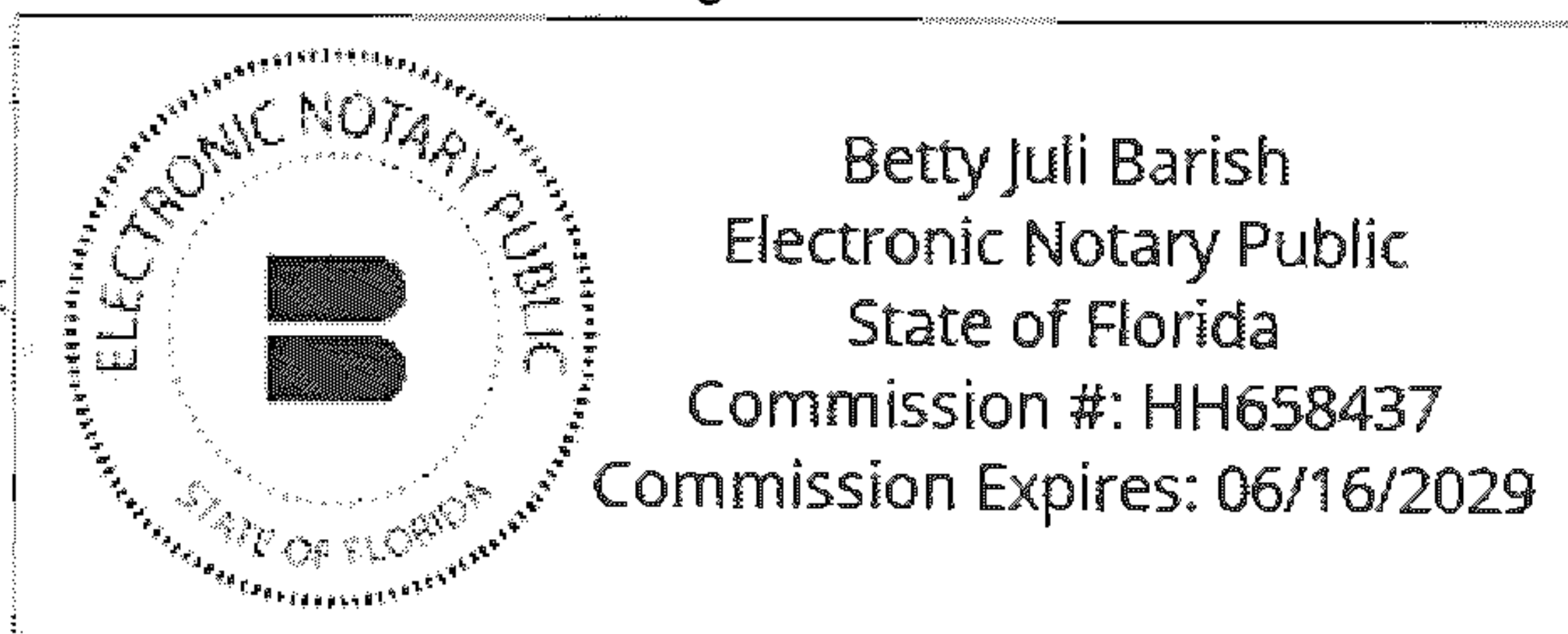
Witness Signature [Signature]
Witness Printed Name Betty Juli Barish
Witness Address 1313 W. Boynton Beach Blvd. 1-B,
Boynton Beach FL 33426

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on May 12, 2026, by Marek Mojsa, as Manager of Collage on 5th, LLC, a Florida limited liability company, who () is personally known to me or who has produced IL DL as identification.

Notarized online using audio-video communication

SEAL:



[Signature]
Notary Public - Signature
Print Name: Betty Juli Barish
My Commission Expires: 06/16/2029

CERTIFICATE OF ORIGINAL ELECTRONIC DOCUMENT

STATE OF FLORIDA)
) ss.
COUNTY OF Sarasota)

I HEREBY CERTIFY that the foregoing document, Warranty Deed, dated May 13, 2026, is an authentic, true and correct copy of the original electronic document which was electronically signed and notarized in compliance with Florida law. This certification is provided in accordance with the §695.28(1)(d), F.S., as confirmation of the validity of the document for recording in the public records of Sarasota County, Florida.

WITNESS my hand and official seal in the County last aforesaid this 13th day of May, A.D. 2026.

Cynthia A. Riddell
Notary Signature

My Commission Expires:

Cynthia A Riddell
Notary's Printed Name

NOTARIAL SEAL

