

5/15/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495075

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,645.00

File No.: 2026-04-4541

Parcel ID Number: 0405020027

WARRANTY DEED

This WARRANTY DEED, made May 15, 2026, by **CARLOS LAMEIRO VAZQUEZ, A SINGLE MAN**, whose address is 2827 Hardee Drive, Sarasota, FL 34231 (the "Grantor"), to **RICHARD SZLAVIK, A SINGLE MAN**, whose address is 215 Crooked Lane, King of Prussia, PA 19406 (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 TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County**, Florida, to-wit:

Lot 10, Block 51, Venice By-Way, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 61, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Debra B. Crawford
Signature

Witness Printed Name Debra B. Crawford

Witness #1 Address 2421 Riverbluff Pkwy
Sarasota FL 34231

Beth McKinnon
Signature

Witness Printed Name Beth McKinnon

Witness #2 Address 409 Baycrest Dr
Venice FL 34285

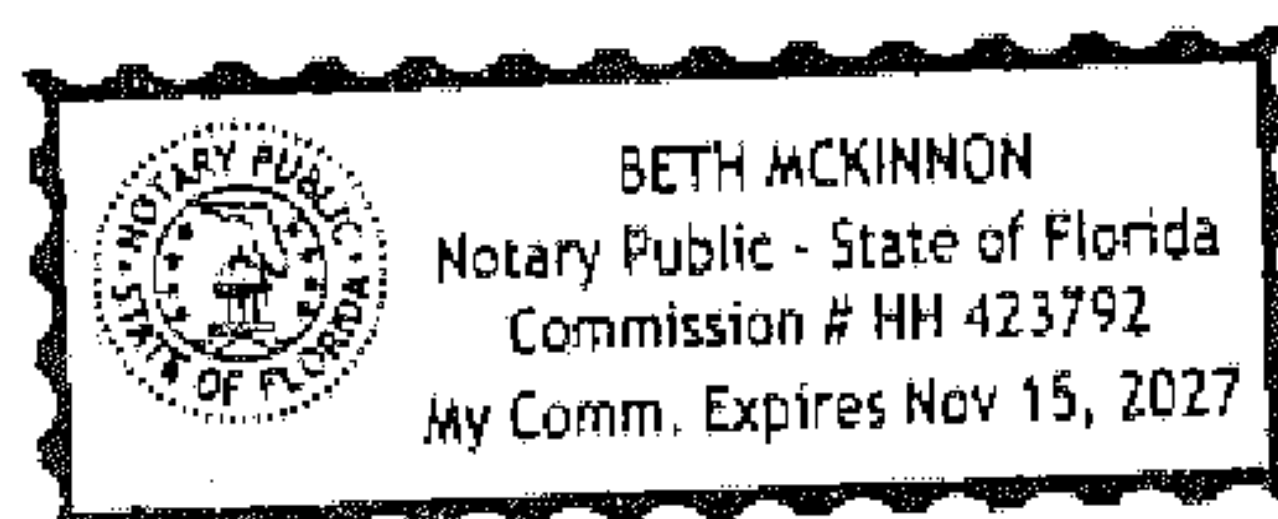
Carlos Lameiro Vazquez
Carlos Lameiro Vazquez

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 13th day of May, 2026, by Carlos Lameiro Vazquez, who is/are ☐ personally known to me or who has/have ☒ produced FL Drivers License as identification.

Attached to Document: Warranty Deed p 2 of 2

Parcel ID Number: 0405020027



Beth McKinnon
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027