

5/19/2026 10:53 AM

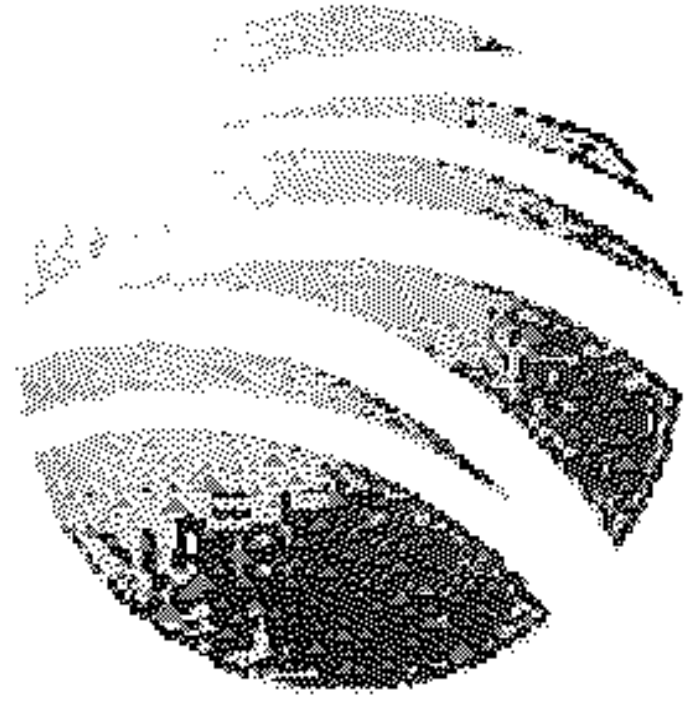
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495934



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$6,293.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02769

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This Warranty Deed

Made this 18 day of MAY, 2026 by Bartłomiej Kowalczyk and Edyta Kowalczyk, Husband And Wife, hereinafter called the Grantor, to Roland Sabates and Marcia L. Sabates, Husband And Wife, whose post office address is: 4555 Main St #700, Kansas City, MO 64111, 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 Ten Dollars (\$10.00) 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 situated in Sarasota County, Florida, viz:

Lot 1825, GRAND PALM, PHASE 2C, according to the plat thereof, as recorded in Plat Book 52, Page 351, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0759060024

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 claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name

STEPHANIE FLINT

Address

304 W. Venice Ave #302

City, State, Zip

Venice, FL 34295

Bartłomiej Kowalczyk

120 Shady Edge

Nokomis, FL 34275

Edyta Kowalczyk

120 Shady Edge

Nokomis, FL 34275

Witness: (Signature)

Printed Name

NICOLAS WILGIEF

Address

1387 SPICE RIVER DR

City, State, Zip

VENICE FL 34293

State of

FLORIDA

County of

SARASOTA

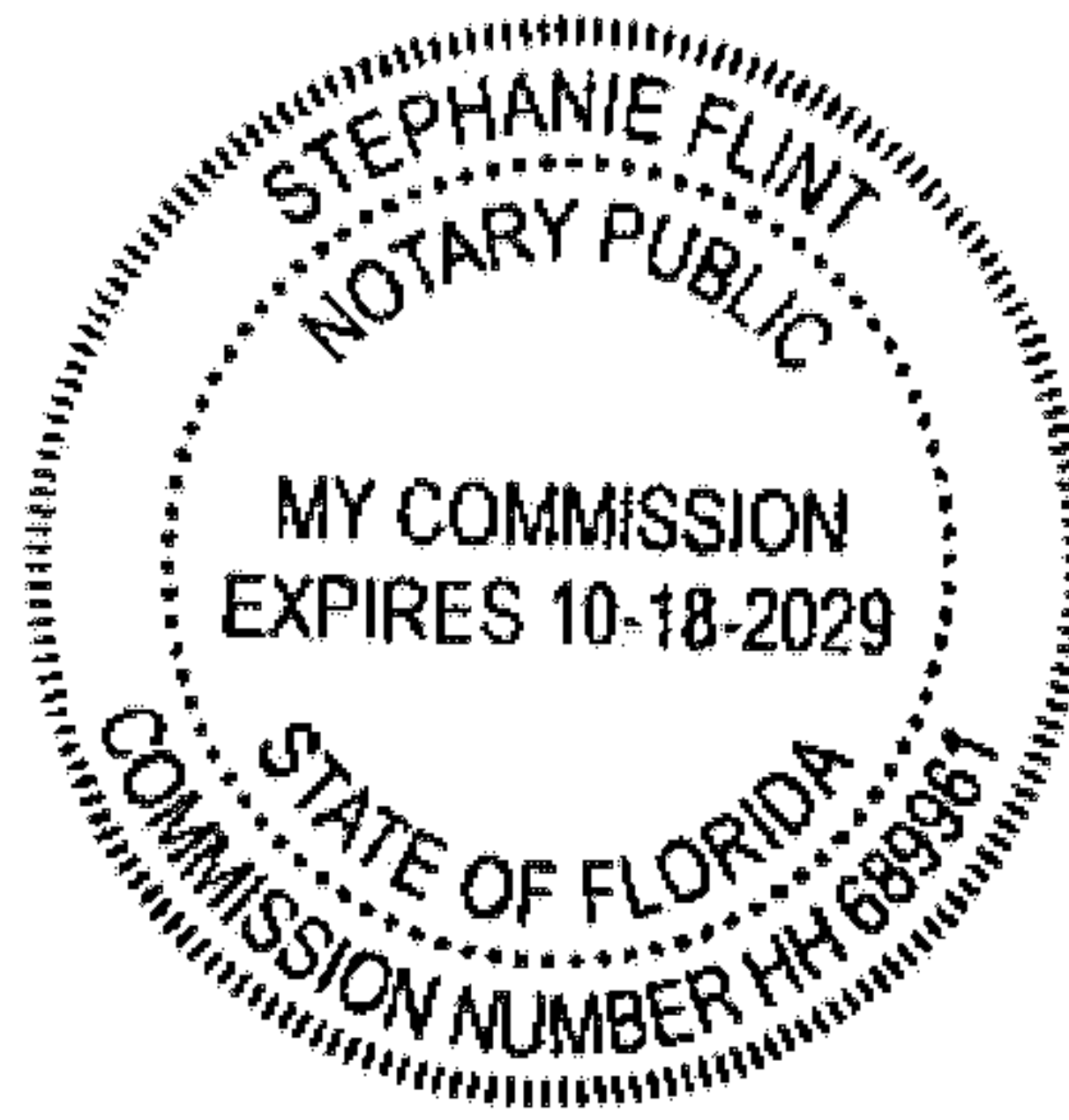
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of MAY, 2020, by Bartłomiej Kowalczyk, and Edyta Kowalczyk,, who: is personally known to me or produced PHOTO ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS