

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067423 2 PG(S)

5/19/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496033



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$80.50

File No.: 266415-95

WARRANTY DEED

This indenture made on **May 18, 2026** by **Tomasz Przywieczerski aka Tomasz Ross, a married man**, whose address is: 1901 Middlefield Ct, Denville, NJ 07834 hereinafter called the "grantor", to **Bill S. Lewis and Monika Lewis, husband and wife**, whose address is: 3050 Armour Ter, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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 39, Block 646, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0969064639

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Tomasz Przywieczerski aka Tomasz Ross

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: WILLIAM DUTRA

Print Name: Mary Ellen Mihalik-Dutra

Address: 21 ROLAND RD
PEQUANNOCK NJ 07440

Address: 21 ROLAND RD
PEQUANNOCK NJ 07440

State of New Jersey

County of MONMOUTH

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on May 14, 2026, by **Tomasz Przywieczerski aka Tomasz Ross**, who () is/are personally known to me or who produced a valid Drivers License as identification.

[Signature]

Notary Public Signature

Printed Name: Mary Ellen Mihalik-Dutra (NOTARY SEAL)

My Commission Expires: May 9, 2027

