

5/19/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496136

Doc Stamp-Deed: \$5,355.00

Prepared by and return to:  
Matthew J. Thompson Esq.  
Kauffman Thompson, PLLC  
1990 Main Street  
Suite 725  
Sarasota, FL 34236  
(941) 479-3006  
File No 5344.00004

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## Warranty Deed

**This Warranty Deed** is made effective as of the 19th day of May, 2026 by **PATRICIA ANN MCGRAW, an unmarried woman**, whose post office address is: **8428 Lindrick Lane, Bradenton, FL 34202**, hereinafter called the Grantor, to **MAREK BRZOSTOWSKI and BOZENA BRZOSTOWSKI, husband and wife** whose post office address is: **14 Melrose Lane, West Nyack, NY 10994**, 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 **\$765,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

**Lot 40, Phillippi Cove Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 9, of the Public Records of Sarasota County, Florida.**

**A/K/A 2538 Trinidad Street, Sarasota, FL 34231**

**Parcel ID Number: 0075-07-0010**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to 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 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 except taxes and assessments accruing subsequent to December 31, 2025.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

*Signed, sealed and delivered in our presence:*

*Patricia Ann McGraw*  
PATRICIA ANN MCGRAW

*[Signature]*  
WITNESS  
PRINT NAME: **Maria Rasmussen**

1990 Main St., Ste.725  
Sarasota, FL 34236

WITNESS 1 ADDRESS

*[Signature]*  
WITNESS  
PRINT NAME: **Matthew Thompson**

1990 Main St., Ste.725  
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 15<sup>th</sup> day of May, 2026, by PATRICIA ANN MCGRAW, () 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



**MARIA RASMUSSEN**  
Commission # HH 693711  
Expires September 2, 2027