

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069861 2 PG(S)**

5/22/2026 3:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498057

Prepared by and return to:

Stephen D. Rees, Jr., Esq.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA

8470 Enterprise Circle, 201

Lakewood Ranch, FL 34202

Consideration: \$410,000.00

File No 82574-145249

Doc Stamp-Deed: \$2,870.00

Parcel Identification No 2035150036

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of May, 2026 between **Bogdan Szabo, a single man, and Jessica Stephenson Retean, a married woman, as tenants in common**, whose post office address is 835 32nd Street, Sarasota, FL 34234, Grantor, to **Thomas J. Panaseny and Hanh-Diep Thi Panaseny, Husband and Wife**, whose post office address is 6305 Isla Del Ray Avenue, Sarasota, FL 34240, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 7, Block A, ALFRED PARK, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 49, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the family of Grantor(s) reside thereon, or on any property contiguous thereto.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Bogdan Szabo

Bogdan Szabo

Jessica Stephenson Retean

Jessica Stephenson Retean

Janette L. Stack

WITNESS

PRINT NAME: JANETTE L. STACK

*8470 Enterprise Blvd
Lakewood Ranch, FL 34202*

WITNESS 1 ADDRESS

Deb D. Deam

WITNESS

PRINT NAME: Deb D. Deam

*8470 Enterprise Blvd
Lakewood Ranch, FL 34202*

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 22nd day of May, 2026, by Bogdan Szabo and Jessica Stephenson Retean, () who is/are personally known to me or () who has/have produced DLIS as identification.

Janette L. Stack
Signature of Notary Public

Print, Type/Stamp Name of Notary

