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5/26/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt# 3498490

Consideration:	\$	
Recording Fees:	\$	18.50
Documentary Stamps:	\$.70

PREPARED BY AND RETURN TO:

ANN S. JOHNSON, ESQUIRE

DUNLAP & MORAN, P.A.

P. O. Box 3948

Sarasota, Florida 34230-3948

(941) 366-0115

JAM:ASJ File No. 25148-1

Doc Stamp-Deed: \$0.70

Prepared without benefit of examination or opinion of title.

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this May 22, 2026 A.D. by JAY A. WOLSZCZAK, whose address is: 16027 Topsail Terrace, Lakewood ranch, FL 34202, hereinafter referred to as "Grantor", to JAY A. WOLSZCZAK, as to a life estate without any liability for waste and with full power to sell, convey, mortgage, lease, pledge, lien or otherwise manage and dispose of the property described herein, in fee simple absolute, with or without consideration, without joinder by the remainderman, and with full power and authority to retain absolutely any and all rents and profits and any proceeds generated thereby, reserving unto himself the right to cancel and divest this deed by further conveyance which may destroy any and all rights which the Grantee and/or remainderman may possess under this deed, THEN upon the death of the life tenant and if the property described herein has not been previously disposed of, cancelled or divested, full and complete title to the vested remainderman, namely, MARTHA L. WOLSZCZAK, whose address is 16027 Topsail Terrace, Lakewood Ranch, FL 34202, hereinafter referred to as "Grantee".

Grantor specifically reserves the right to (i) revoke the remainder interest hereunder, divest the remaindermen, and re-vest the life tenant with fee simple title and (ii) convey the remainder interest created hereunder to other remaindermen all without joinder of the remaindermen or contingent remaindermen established under this Deed.

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in SARASOTA County, Florida:

Condominium Unit 1225, Boathouse on Longboat, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1997, Page 2630, as amended from time to time, and as per plat thereof recorded in Condominium Book 26, Pages 48, 48A through 48E, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: **0012042063**. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

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.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Witness No. 1:

Nicole M. Faure

Print: Nicole M. Faure

Address: 6111 Exchange Way

Lakewood Ranch, FL 34202

GRANTOR:

Jay A. Wolszczak

Jay A. Wolszczak
16027 Topsail Terrace
Lakewood Ranch, FL 34202

Witness No. 2:

Jonell E. Dreznin

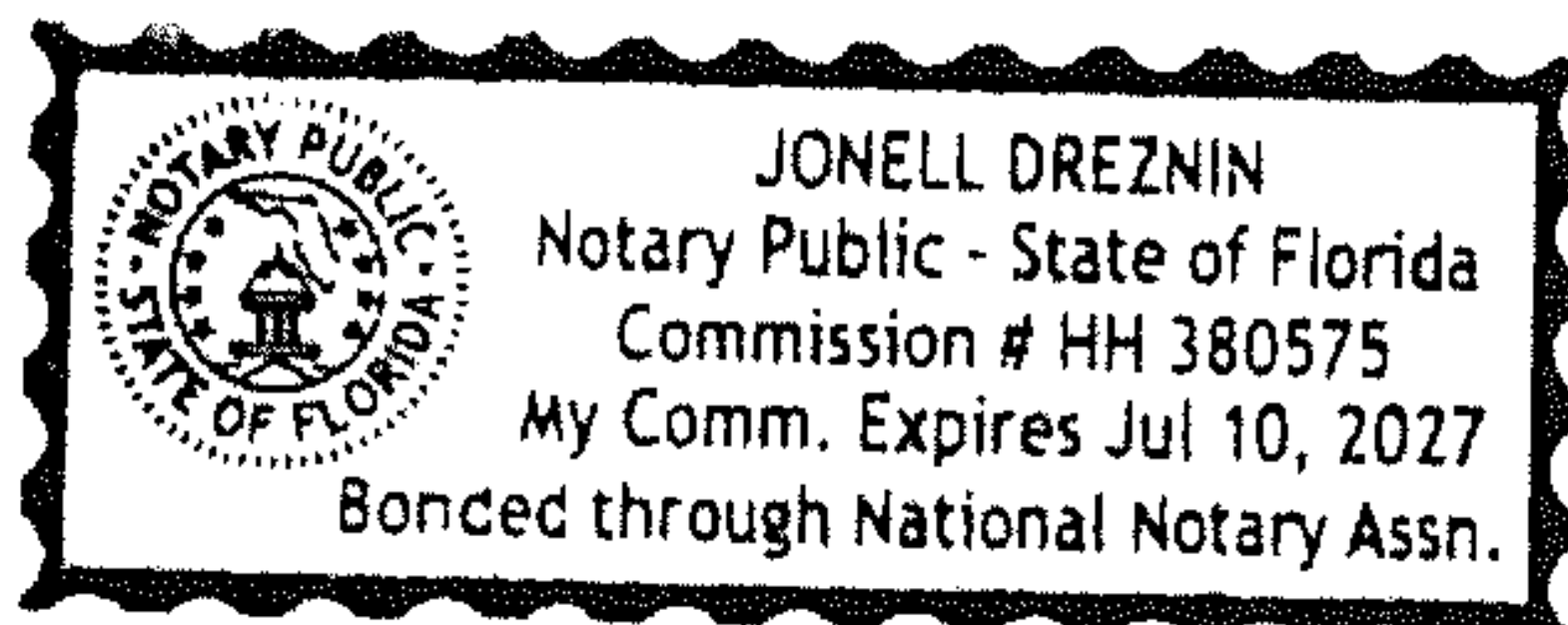
Print: Jonell E. Dreznin

Address: 6111 Exchange Way

Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of May, 2026, by Jay A. Wolszczak, who is personally known to me or, who has produced FL Div. Lic as identification.



Jonell E. Dreznin
Notary Public
Printed Name: Jonell E. Dreznin
My Commission Expires: 7/10/2027