

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071277 2 PG(S)**

Prepared by and return to:

Devan P. Spinelli, Esq.  
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File No 5423-26SW-FL

5/27/2026 2:51 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3499276

**Doc Stamp-Deed: \$3,465.00**

Parcel Identification No 0494030052

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## **WARRANTY DEED**

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

**This indenture made the 26th day of May, 2026 between Gary G. Sikorski and Julie A. Sikorski, husband and wife, Individually and as Trustees of the Gary G. Sikorski and Julie A. Sikorski Living Trust dated June 1, 2017, whose post office address is 3528 Grove Lane, Auburn Hills, MI 48326, of the County of Oakland, State of Michigan, Grantor, to Patrick J. Kilgallen and Helen Kilgallen, husband and wife, whose post office address is 2-56 Beach 128th Street, Belle Harbor, NY 11694, of the County of Queens, State of New York, Grantees:**

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 72, Boca Royale Unit 11 Phase 1, according to the Plat thereof, recorded in Plat Book 48, Page(s) 19, of the Public Records of Sarasota County, Florida.

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

**Subject to** taxes for 2025 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 Grantees 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristi Klein

WITNESS #1 SIGNATURE

Kristi Klein

WITNESS #1 PRINTED NAME

1818 Delafield Rd San Antonio Tx 78253

WITNESS #1 ADDRESS

Gloria Asare

WITNESS #2 SIGNATURE

Gloria Asare

WITNESS #2 PRINTED NAME

106609 Hinton Way, Manassas VA 20112

WITNESS #2 ADDRESS

STATE OF Virginia

COUNTY OF Loudoun

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (✓) online notarization, this 21st day of May, 2026, by Gary G. Sikorski and Julie A. Sikorski, Individually and as Trustees of the Gary G. Sikorski and Julie A. Sikorski Living Trust dated June 1, 2017, ( ) who is/are personally known to me or (✓) who has/have produced Driver's license and Passport as identification.

Gloria Asare

Electronic Notary Public

Signature of Notary Public

Gloria Asare

Print, Type/Stamp Name of Notary

Reg #: 7901547

Exp: 12/31/2028



Notarized remotely online using communication technology via Proof.

the Gary G. Sikorski and Julie A. Sikorski Living Trust dated June 1, 2017

By: Gary G. Sikorski

Gary G. Sikorski, Individually and as Trustee

By: Julie A. Sikorski

Julie A. Sikorski, Individually and as Trustee