

5/28/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499805

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
MELLOR & BACKO LLP
13801-D Tamiami Trail
North Port, Florida 34287
Telephone (941) 426-1193
Recording Fee \$ 18.50
Doc. Stamp Tax \$2,520.00
File No. 260227

Doc Stamp-Deed: \$2,520.00

WARRANTY DEED

THIS INDENTURE, made this 27th day of May 2026, between **Joseph Kusner and Maria Kusner, Trustees of the Joseph Kusner and Maria Kusner Living Trust dated July 17, 2025, and any amendments thereto.**, Grantor, whose post office address is 12072 De Leon Drive, North Port, Florida 34287, and **Sandor Szeremy and Monika Szeremyne Jakab**, husband and wife, Grantees, whose post office address is **417 Barcelona Street, North Port, Florida 34287.**

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantors 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 County, Florida**, to-wit:

Lot 8, Block A, Warm Springs Subdivision, according to the plat thereof recorded in Plat Book 4, Page 56, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0769100046

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

Grantor does 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Kaitlyn Williams

Kaitlyn Williams
13801-D Tamiami Trail
North Port, FL 34287

Sign *Joseph Kusner*

**Joseph Kusner, as Trustee of the Joseph
Kusner and Maria Kusner Living Trust dated
July 17, 2025**
12072 De Leon Drive
North Port, FL 34287

Shelly M. Wright

Shelly M. Wright
13801-D Tamiami Trail
North Port, FL 34287

Sign *Maria Kusner*

**Maria Kusner, as Trustee of the Joseph
Kusner and Maria Kusner Living Trust dated
July 17, 2025**
12072 De Leon Drive
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of physical presence or online notarization, the foregoing instrument was acknowledged this 27th day of May 2026, by **Joseph Kusner and Maria Kusner**, who

- is personally known to me, or
- has produced FL Driver Licenses as identification.



Kaitlyn Williams

Notary Public