

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026072229 2 PG(S)**

Consideration: \$446,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48963-001

5/28/2026 3:56 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3500084

Doc Stamp-Deed: \$3,122.00

Property Appraiser's Parcel ID No.: 0113040016

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 28th day of May, 2026, by and between **HELGA POWERS A/K/A HELGA M. LISKUNAS, A MARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE UNDER THE HELGA POWERS TRUST DATED NOVEMBER 13, 1997, JOINED BY HER SPOUSE ALGIS A. LISKUNAS** whose address is **3907 Alamanda Drive, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **WAYNE C. COTE, A SINGLE MAN**, whose address is **9956 Santini Road, Port St. Lucie, FL 34987** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 27, MIRA LAGO AT PALMER RANCH, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 22, 22A THRU 22B, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Christy Heitl  
Printed Name Christy Heitl  
P.O. Address 1800 S. Tamiami Trail  
Venice, FL 34293

(2) William McComb  
Printed Name William McComb  
P.O. Address 3700 S. Tamiami Trail,  
Sarasota, FL 34239

GRANTOR:

**Helga Powers a/k/a Helga M. Liskunas,  
Individually and as Trustee under the Helga  
Power Trust dated November 13, 1997**

By: Helga M. Liskunas  
**Helga Powers, a/k/a Helga M. Liskunas,  
Individually and as trustee aforesaid**

Algis A. Liskunas  
**Algis A. Liskunas**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27<sup>th</sup> day of May, 2026, by Helga Powers a/k/a Helga M. Liskunas, Individually and as Trustee under the Helga Power Trust dated November 13, 1997, and Algis A. Liskunas () who is/are personally known to me or () who has/have produced Florida Driver License as identification.

William McComb  
Signature of Notary Public

Print, Type/Stamp Name of Notary

