

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073174 2 PG(S)

5/29/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500859

Recording \$18.50  
Stamps \$826.00  
Consideration: \$118,000.00

This Deed prepared by and return to:  
Anne C. Beckmann  
The Closing Table of Sarasota, LLC.  
4731 Acorn Circle, Sarasota, Florida 34233  
(incident to the issuance of title insurance)

Doc Stamp-Deed: \$826.00

File Number: 900.1516  
Parcel I.D. # 0428111002

**WARRANTY DEED**

THIS WARRANTY DEED made this 29th day of May, 2026, by **Georg Pitthan**, herein called Grantor, to **John Mishriky**, whose post office address is 622 Vanderbilt Drive, Nokomis, FL 34275, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 2, Wimbledon Industrial Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1683, Page 122, as thereafter amended, and as per Plat thereof recorded in Condominium Book 22, Page 27, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to conditions, restrictions, encumbrances, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

Grantor hereby warrants and represents that the above-described real property does not constitute his homestead nor is the same contiguous with any of his homestead property and does not constitute the homestead property of any of his dependents.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on May 29, 2026.

Signed, sealed and delivered in our presence:

*Anne C. Beckmann*

Witness

Printed Name: **Anne C. Beckmann**

4731 Acorn Circle, Sarasota, FL 34233

*Georg Pitthan* (Seal)

Georg Pitthan

356 Center Court, Venice, FL 34285

*David R. Harting*

Witness

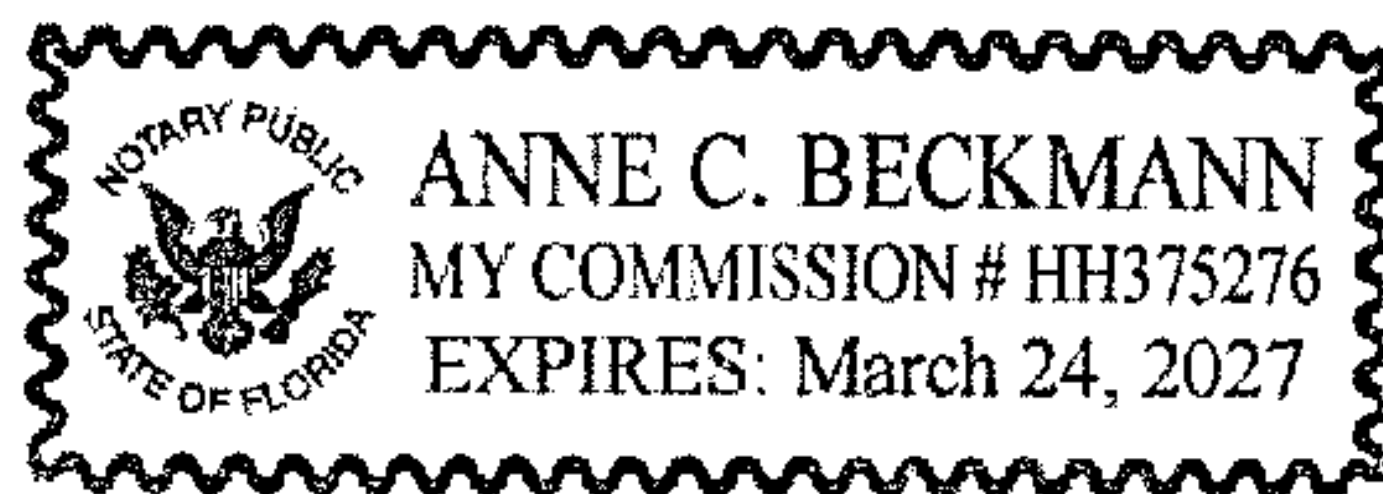
Printed Name: David R. Harting

4731 Acorn Circle, Sarasota, FL 34233

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of May, 2026, by Georg Pitthan, who is  personally known to me or who  produced \_\_\_\_\_ as identification.

(NOTARIAL SEAL)



*Anne C. Beckmann*

Notary Public, State of Florida at Large

**Anne C. Beckmann**

Notary Public Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_