

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075580 2 PG(S)**

Prepared by and return to:

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File No 5488-26SW-FL

6/3/2026 3:37 PM

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

SIMPLIFILE

Receipt # 3502803

Doc Stamp-Deed: \$4,899.30

Parcel Identification No 0484080007

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3rd day of June, 2026 between Randall Glen McGahey and Judith Carole McGahey, husband and wife, whose post office address is **3208 Lakeshore Drive, Sault Sainte Marie, MI 49783**, of the County of MI, State of Michigan, Grantors, to **Gary G. Sikorski and Julie A. Sikorski, husband and wife**, whose post office address is **3528 Grove Lane, Auburn Hills, MI 48326**, of the County of Oakland, State of Michigan, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 228, Boca Royale Unit 12 Phase 2, according to the Plat thereof, recorded in Plat Book 50, Page(s) 18, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 3208 Lakeshore Drive, Sault Sainte Marie, MI 49783.

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

Subject to taxes for 2026 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Haley Johnson
WITNESS #1 SIGNATURE

Haley Johnson
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

Amy Worth
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2026, by Randall Glen McGahey and Judith Carole McGahey, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Amy Worth
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# MH567701
Expires 10/26/2028