

6/8/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504241

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 331964-421257

Doc Stamp-Deed: \$12,600.00

Consideration: \$1,800,000.00

Doc Stamps: \$12,600.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 5th day of June, 2026, by Miroslav Bradna and Libuse Bradnova ("Grantor") to Mac's Beachhouse, LLC, a Florida limited liability company, whose post office address is 3154 Balsam Road, Upper Saucon Township, PA 18034 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 544, TIFFANY SANDS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1299, Page 1561, and as per Plat thereof recorded in Condominium Book 12, Page 24, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0082135008.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

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

WITNESSES AS TO BOTH:

Monika Szkorupova
Witness#1 Sign: _____
Witness#1 Print: Monika Szkorupova
Witness #1 Address: _____
2100 Constitution blvd, Sarasota, FL 34231

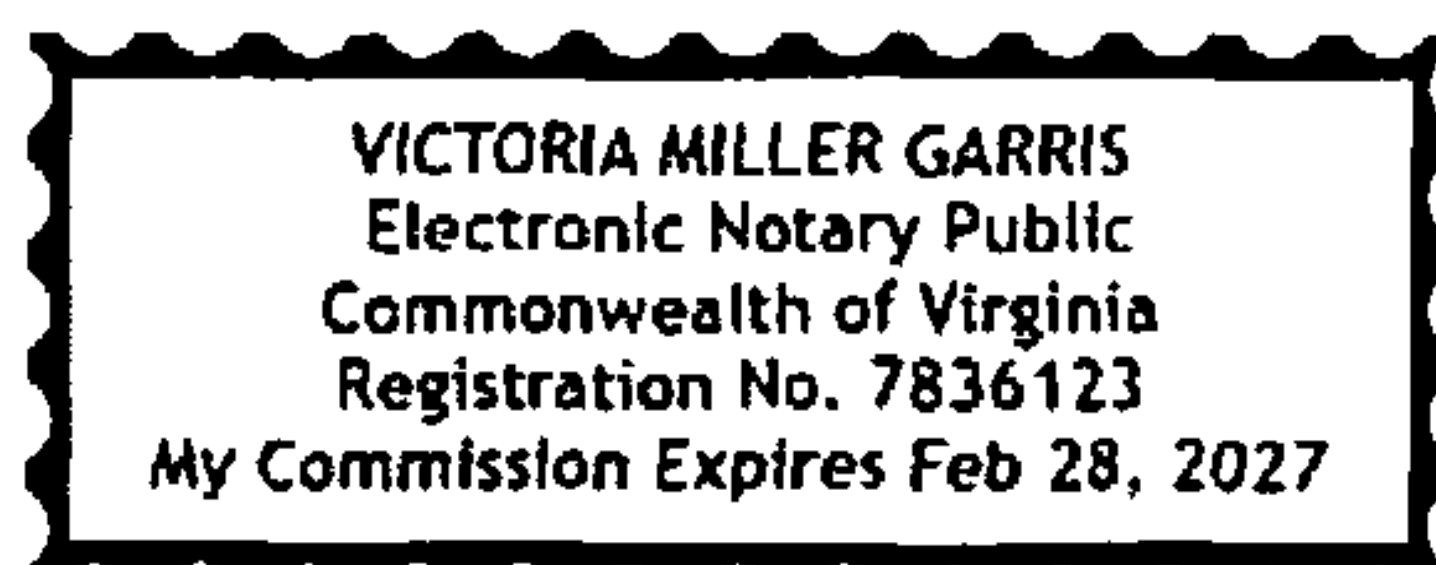
Victoria Miller Garriss
Witness#2 Sign: _____
Witness#2 Print: Victoria Miller Garriss
Witness #2 Address: _____
1201 Pine Ave. Hopewell VA 23860

Miroslav Bradna
Miroslav Bradna
Address: Celadna 1030
739 12, Czechia

Libuse Bradnova
Libuse Bradnova
Address: Celadna 1030,
739 12, Czechia

STATE OF Virginia
~~XXXXXXXXXX~~ City of Hopewell

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 22 day of May, 2026, by Miroslav Bradna and Libuse Bradnova.



Victoria Miller Garriss
Notary Public
Print Name: Victoria Miller Garriss
My Commission Expires: 2/28/2027

Personally Known (OR) Produced Identification ☒
Type of identification produced Passport

Completed via Remote Online Notarization using 2 way Audio/Video technology.