

6/9/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505293

Consideration: \$180,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49256-001

Doc Stamp-Deed: \$1,260.00

Property Appraiser's Parcel ID No.: 0088-12-2011

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of June, 2026, by and between **ERZSEBET HADADY, A SINGLE WOMAN**, whose address is **4426 Sentry Palm Loop, Zephyrhills, FL 33542** (hereinafter "GRANTOR"), and **KATHLEEN OSTROWE, A SINGLE WOMAN**, whose address is **5614 Nutmeg Ave, Sarasota, FL 34231-2531** (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:

VILLA #102 OF THE SWIFTON VILLAS, SECTION B, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 884, PAGES 161 THROUGH 175, INCLUSIVE, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 4, PAGE 34, 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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated March 25, 2025 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

(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) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S Tamiami
Sarasota FL 34239

(2) [Signature]
Printed Name Marcia L Nelson
P.O. Address 5229 Susan Ave
Sarasota FL 34239

GRANTOR:

Erzsebet Hadady by Ilona M. Busch
Erzsebet Hadady by Ilona M. Busch, as her
Attorney-In-Fact her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Ilona M. Busch, as Attorney-In-Fact for Erzsebet Hadady, ☐ who is/are personally known to me or ☒ who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

