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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506478

Doc Stamp-Deed: \$0.70

Prepared by and Return To:
John Ferrari, Jr., Esq.
John Ferrari, PA
7100 S Beneva Road
Sarasota, FL 34238
Parcel ID No:0143140058

WARRANTY DEED

THIS WARRANTY DEED, made this 11th day of June, 2026, by and between **DANIEL BRYJA and HALINA BRYJA, husband and wife**, whose address is 12437 Golden Sage Drive, Sarasota, Florida 34238, hereinafter referred to as Grantor, and **DANIEL BRYJA and HALINA BRYJA, Co-Trustees, DANIEL BRYJA and HALINA BRYJA REVOCABLE TRUST AGREEMENT dated June 11, 2026**, whose address is 12437 Golden Sage Drive, Sarasota, Florida 34238, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor, for and in consideration of love and affection paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and convey unto the Grantee forever, all the right, title interest claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 8, PARROT BAY, according to the plat thereof, as recorded in Plat Book 57, Page 147, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

Such property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

AND GRANTOR HEREBY COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

Juliana Gentile
Signature

Print Name Juliana Gentile
Address 7100 Beneva Road
Sarasota, FL 34238

Daniel Bryja (SEAL)
DANIEL BRYJA, Grantor

John Ferrari, Jr.
Signature
Print Name John Ferrari, Jr.
Address 7100 Beneva Road
Sarasota, FL 34238

Halina Bryja (SEAL)
HALINA BRYJA, Grantor

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of June, 2026 by DANIEL BRYJA, who is personally known to me or produced _____ as identification and HALINA BRYJA, who is personally known to me or produced _____ as identification



NOTARY PUBLIC
My Commission Expires:

