



Prepared by and return to:
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File No 2026-170
Consideration 245,000.00
Parcel Identification No 2036082704

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080568 2 PG(S)

6/12/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506986

Doc Stamp-Deed: \$1,715.00

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WARRANTY DEED

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

This indenture made the 12th day of June, 2026, between Gregory Bukowski, a married man, whose post office address is 2063 Tocobaga Lane, Nokomis, FL 34275, of the County of Sarasota, Florida, Grantor, to Grant E. Sloniger and Sharon D. Sloniger, husband and wife, whose post office address is 1718 Mayfair Road, Champaign, IL 61821, of the County of Champaign, Illinois, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$245,000.00) and other good and valuable considerations to said Grantor 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 County, Florida, to-wit:

Unit 704, Central Park II, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2963, page 143, as amended and as per plat thereof recorded in Condominium Book 31, page 46, as amended in Condominium Book 31, pages 47 and 48, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 2063 Tocobaga Lane, Nokomis, FL 34275.

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee

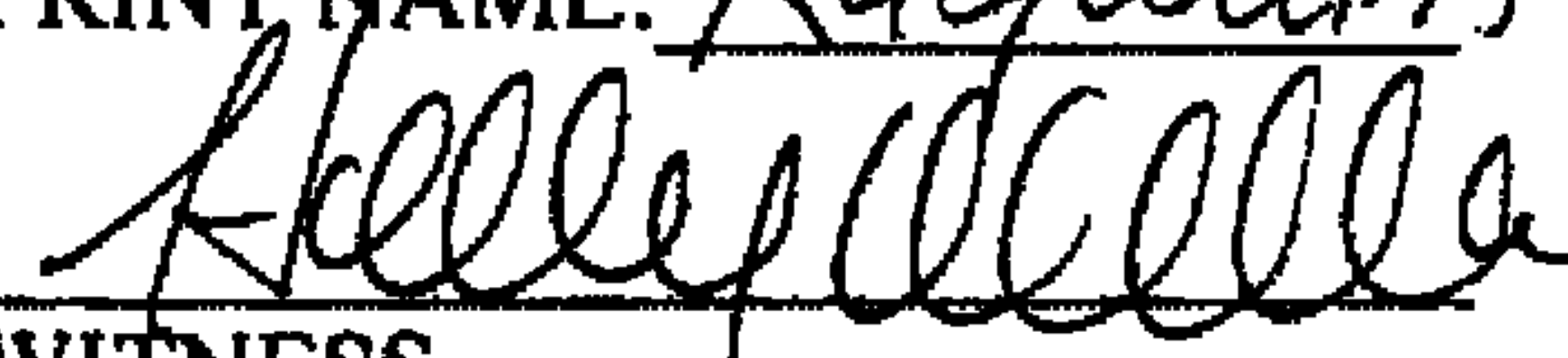
Warranty Deed

simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Ray Collins

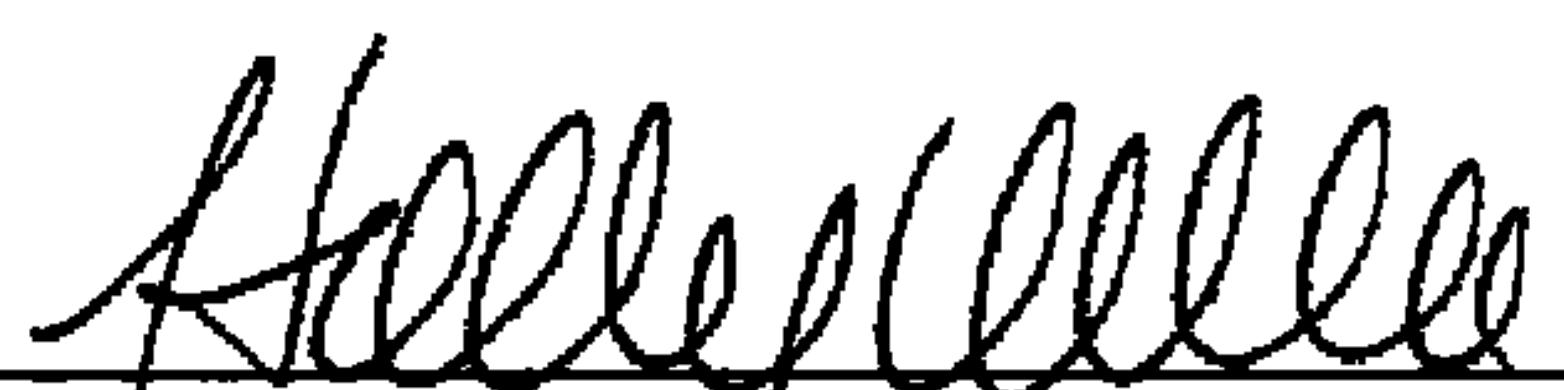

WITNESS
PRINT NAME: Holly Nikolich


Gregory Bukowski
2604 Wirts Court
SARASOTA, FL 34237
WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota FL 34236
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 12th day of June, 2026, by Gregory Bukowski, ☐ who is/are personally known to me or ☒ who has/have produced FL D/L as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

