

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080632 2 PG(S)**

6/12/2026 4:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507038

Consideration: \$477,500.00

Prepared by and return to:

Opus Title, LLC

Attn: Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-505

Doc Stamp-Deed: \$3,342.50

Property Appraiser's Parcel ID No.: Property 1:
0755-02-1351

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of June, 2026, by and between **MABLE PHILIP AND BINU PHILIP, wife and husband**, whose address is **29 Providence Drive, Richboro, PA 18954** (hereinafter "GRANTOR"), and **GREGG MICHAEL MATUSIAK, a single man**, whose address is **21205 Arbour Walk Drive, Frankfort, IL 60423** (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:

LOT 1351, STONEYBROOK AT VENICE, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 14, OF THE 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.

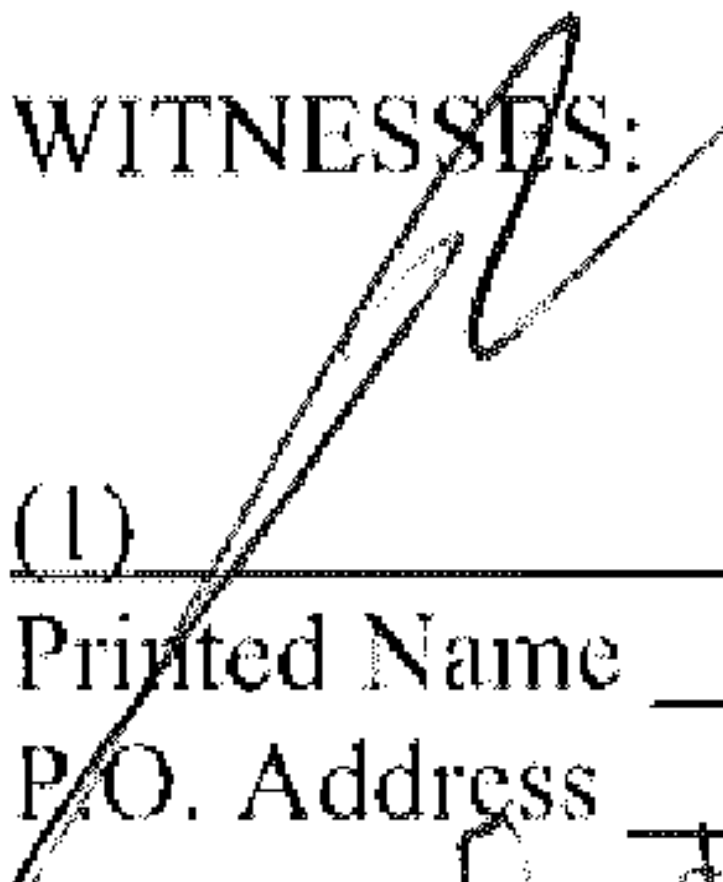
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

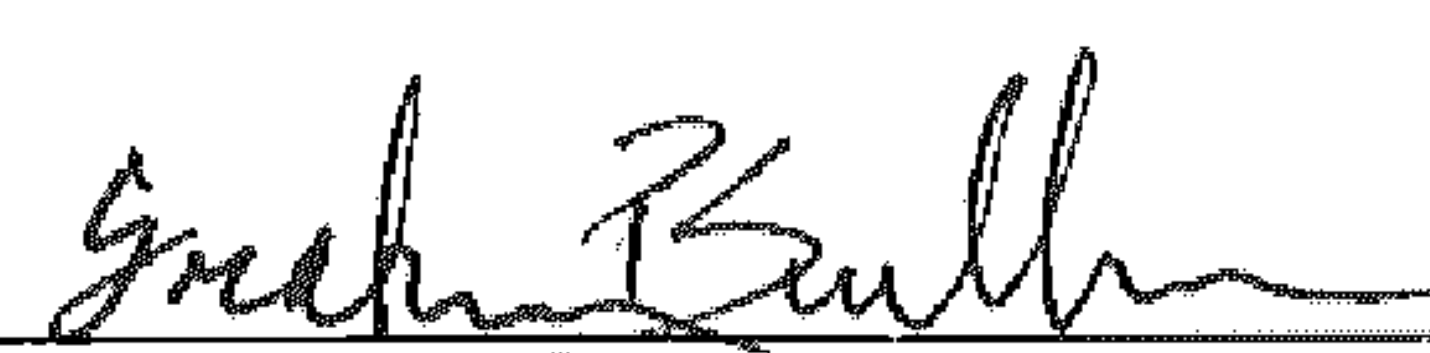
WITNESSES:

(1) 
Printed Name Brendan Philip Mable
P.O. Address 327 Fox Hollow Dr
Leontown PA 19013

GRANTOR:

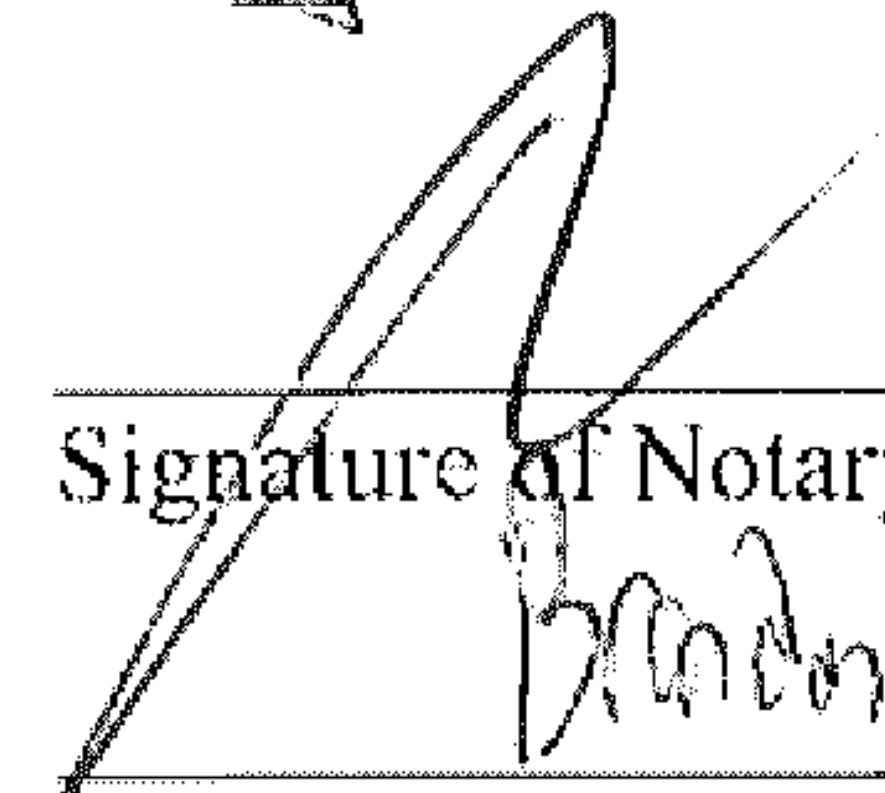

Mable Philip


Binu Philip

(2) 
Printed Name Graham Sullivan
P.O. Address 712 Carson St
Bristol PA 19007

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 10th day of June, 2026, by Mable Philip and Binu Philip, () who are personally known to me or (X) who have produced License as identification.


Signature of Notary Public

Brendan James Markle
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

