

**RECORDED IN OFFICIAL RECORDS
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6/15/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507298

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$2,961.00

Order No.: 2026-50586JLW

Property Appraiser's Parcel I.D. (folio) Number:
0485141035

WARRANTY DEED

THIS WARRANTY DEED dated June 12, 2026, by **BRADLEY D. FREAD AND KAREN L. FREAD**, a married couple, individually and as **TRUSTEES OF THE FREAD FAMILY REVOCABLE TRUST DATED 12/2/2014**, whose post office address is 1411 DEER CREEK DR, ENGLEWOOD, FL 34223 (the "Grantor"), to **JOSEPH WALTER WIERZBOWSKI**, a single man, whose post office address is 116 ROBIN CT, EATONTON, GA 31024 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Unit 35, ENGLEWOOD ISLES I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 767, Pages 667 through 709, and amendments thereto, and as per Plat thereof recorded in Condominium Book 3, Pages 30, 30A through 30D, as amended in Condominium Book 3, Pages 48 and 48A, as amended from time to time, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The property is the homestead of the Grantor(s).

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Jada Stiver
Printed Name of First Witness
3195 S. Access Rd. Englewood, FL
Address of First Witness 34224
[Signature]
Witness Signature
Racheal Gauss
Printed Name of Second Witness
3195 S. Access Rd. Englewood, FL
Address of Second Witness 34224

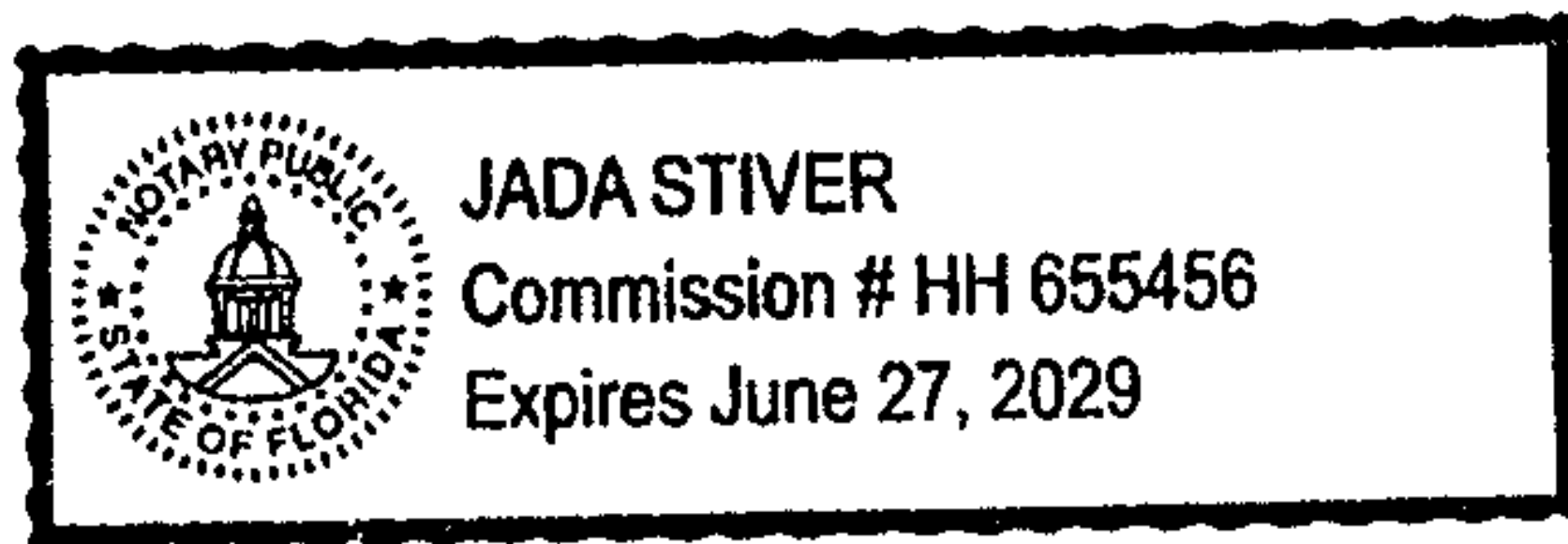
[Signature]
BRADLEY D. FREAD, Individually and as
TRUSTEE OF THE FREAD FAMILY REVOCABLE
TRUST DATED 12/2/2014

[Signature]
KAREN L. FREAD, Individually and as
TRUSTEE OF THE FREAD FAMILY REVOCABLE
TRUST DATED 12/2/2014

Grantor Address:
2580 OLD OXFORD RD
HAMILTON, OH 45013

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 10 day of June, 2026 by BRADLEY D. FREAD AND KAREN L. FREAD, Individually and as TRUSTEES OF THE FREAD FAMILY REVOCABLE TRUST DATED 12/2/2014, who is/are personally known to me or who has/have produced DL as identification and who did take an oath.



[Signature]
Notary Public, State of
My Commission Expires:
(Seal)