

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081461 2 PG(S)**

Consideration: \$175,000.00

Prepared by and return to:
Proof Title, LLC
Attn: Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-272

6/15/2026 4:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507723

Doc Stamp-Deed: \$1,225.00

Property Appraiser's Parcel ID No.: Property 1:
0069-03-1107

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of June, 2026, by and between **ALEXANDRA VADASZ, AN UNMARRIED WOMAN**, whose address is **3278 Village Green Drive, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **RANDY WILFONG, A MARRIED MAN**, whose address is **34 Big Oak Lane, Milford, OH 45150** (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:

UNIT 95-A, LAKE TIPPECANOE CONDOMINIUM, ACCORDING TO THE AMENDED DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 923, PAGE 416, AND AMENDED IN OFFICIAL RECORDS BOOK 987, PAGE 114, AND AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGES 11 AND 11A, AND AS AMENDED, 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.

(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:

GRANTOR:

(1) 771
Printed Name Dimitrios Thomaidis

Alexandra Vadasz
Alexandra Vadasz

P.O. Address 8374 Market St. #201
Bradenton, FL 34208

(2) Aimee Brey
Printed Name Aimee Bushway

P.O. Address 50 S. Lemon Ave.
St. 302, Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12 day of June, 2026, by Alexandra Vadasz, () who is/are personally known to me or (X) who has/have produced Driver's license as identification.

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Signature of Notary Public
Dimitrios Thomaidis
Print, Type/Stamp Name of Notary

