

6/17/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508965

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Emily M. Flinchpaugh, Esq.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202

Property Appraiser's Parcel ID No.: 0087050046

Doc Stamp-Deed: \$0.70

This Deed Was Prepared Without the Benefit of Title Examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of June 2026, by and between **WILLIAM MAZALEWSKI** (also known as **WILILAM MAZALEWSKI AND WILLIAM R. MAZALEWSKI**) AND **BRITTANY MAZALEWSKI** (also known as **BRITTANY T. MAZALEWSKI**), **HUSBAND AND WIFE**, whose address is **2817 River Pines Way, Sarasota, Florida 34231** (hereinafter "GRANTOR"), and **WILLIAM R. MAZALEWSKI and BRITTANY T. MAZALEWSKI, TRUSTEES OF THE MAZALEWSKI JOINT REVOCABLE TRUST DATED JUNE 17, 2026**, whose address is **2817 River Pines Way, Sarasota, Florida 34231** (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 2, RIVER PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 34, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

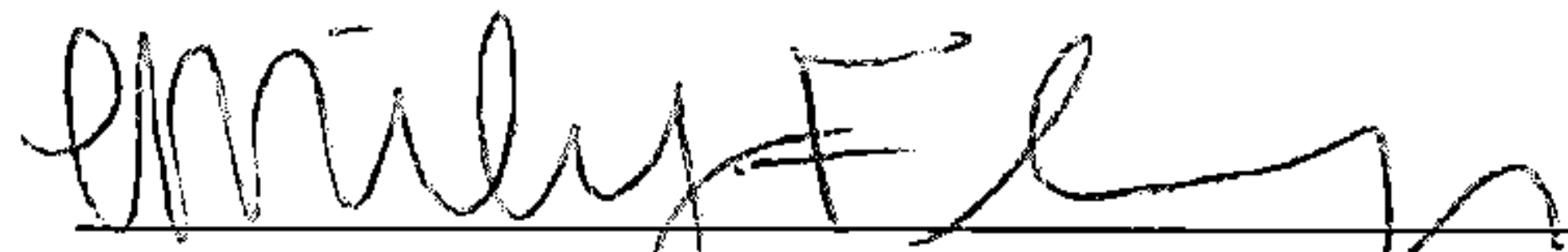
Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12-D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

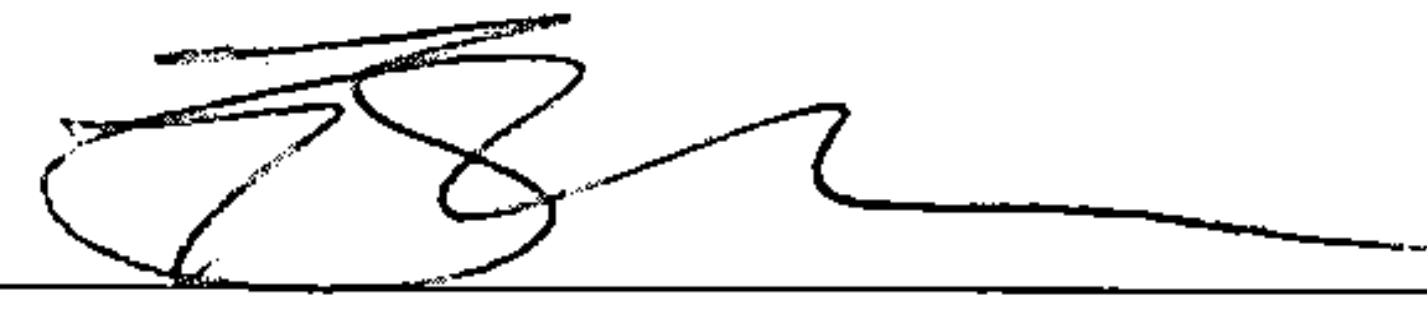
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 17th day of June 2026.

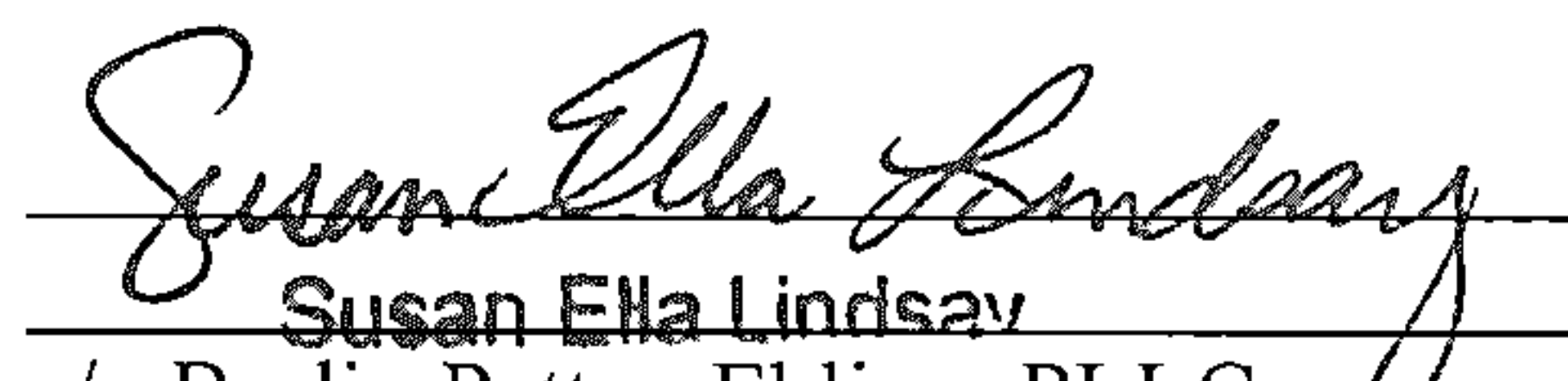
Signed, Sealed and Delivered in presence of:



EMILY M. FLINCHPAUGH, ESQ., Witness
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239



WILLIAM MAZALEWSKI, Grantor
(also known as **WILILAM MAZALEWSKI AND WILLIAM R. MAZALEWSKI**)



Susan Ella Lindsay, Witness
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, Florida 34239



BRITTANY MAZALEWSKI, Grantor
(also known as **BRITTANY T. MAZALEWSKI**)

STATE OF FLORIDA

§

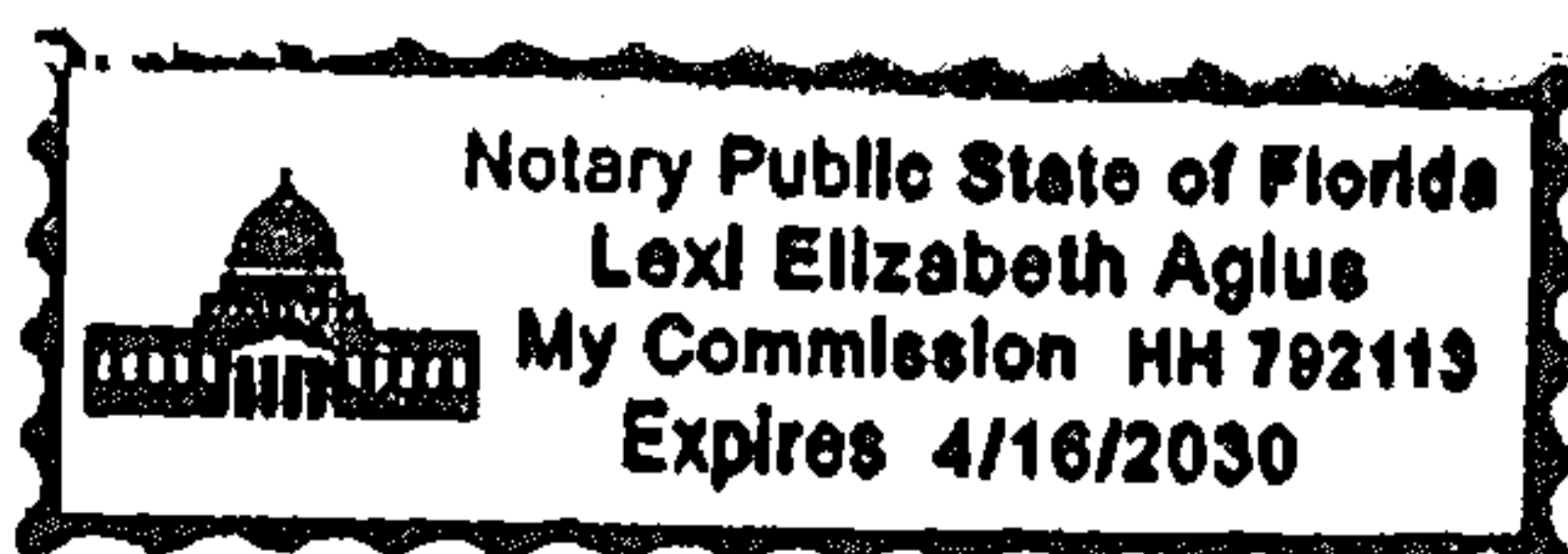
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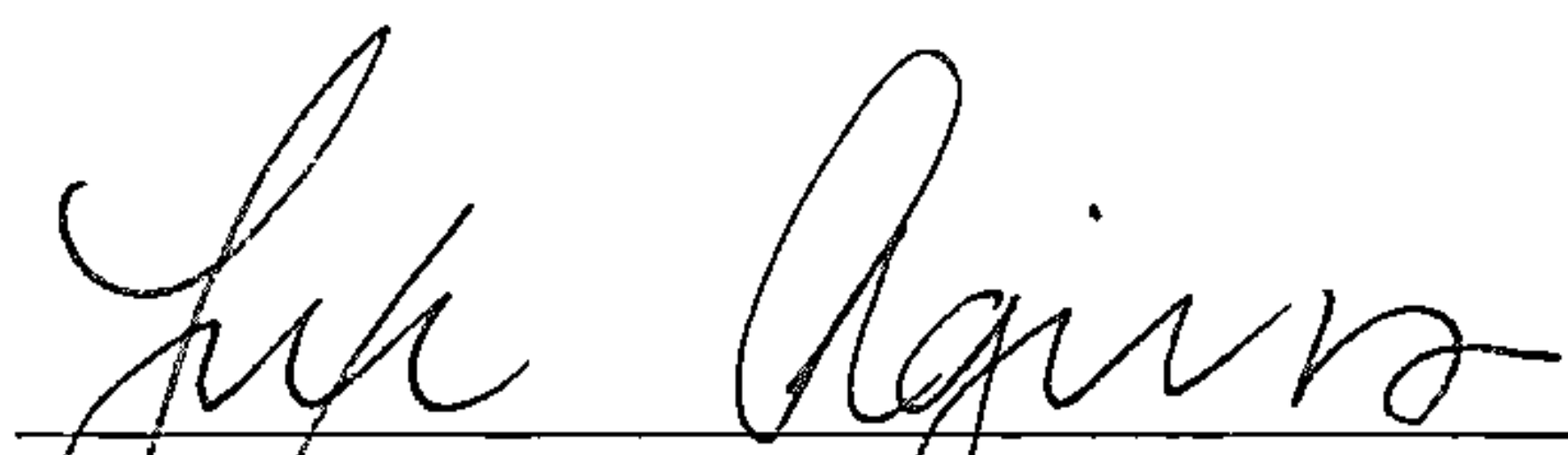
COUNTY OF SARASOTA

§

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **WILLIAM MAZALEWSKI** (also known as **WILILAM MAZALEWSKI AND WILLIAM R. MAZALEWSKI**), Grantor, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **BRITTANY MAZALEWSKI** (also known as **BRITTANY T. MAZALEWSKI**), Grantor, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 17th day of June 2026.





Lexi E. Agius, Notary Public