

Prepared by and return to:
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File No 6497-26SW-FL

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3510500

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WARRANTY DEED

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

This indenture made the 22nd day of June, 2026 between James F. McNulty and Mary E. Luther, Individually and as Co-Trustees of the James F. McNulty and Mary E. Luther Revocable Living Trust dated 11/01/16, whose post office address is 21033 Weston Willows Avenue, 11102, Georgetown, DE 19947, of the County of Sussex, State of Delaware, Grantor, to Piotr K. Malolepszy and Adela Malolepszy, husband and wife, whose post office address is 1586 County Road 565, Sussex, NJ 07461, of the County of Sussex, State of New Jersey, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

Lot 7, Jacaranda Heights, according to the Plat thereof, recorded in Plat Book 38, Page(s) 14, 14A through 14C, inclusive, of the Public Records of Sarasota County, Florida.

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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Haley Johnson
WITNESS #1 SIGNATURE

Haley Johnson
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285
WITNESS #1 ADDRESS

Amy Worth
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285
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 22 day of June, 2026, by James F. McNulty and Mary E. Luther, Individually and as Co-Trustees of the James F. McNulty and Mary E. Luther Revocable Living Trust dated 11/01/16, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Amy Worth
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2028

the James F. McNulty and Mary E. Luther Revocable Living Trust dated 11/01/16

By: James F. McNulty
James F. McNulty, Individually and as Co-Trustee

By: Mary E. Luther
Mary E. Luther, Individually and as Co-Trustee