

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084785 2 PG(S)**

6/22/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510635



Doc Stamp-Deed: \$5,775.00

Prepared by and Return to:
Lisa Guild, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 266963-93

WARRANTY DEED

This indenture made on **June 22, 2026** by **Donald G. Guilbert and Johnna L. Guilbert, husband and wife**, whose address is: 153 Gardenia Way, Franklin, TN 37064 hereinafter called the "grantor", to **Stacey R. Zeleznik and David L. Zeleznik, a married couple, as tenants by the entirety**, whose address is: 27400 Hole In One Place, Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 185, BOCA ROYALE UNIT 11 PHASES 2 & 3, according to the Plat thereof, recorded in Plat Book 49, Page(s) 3, 3A through 3K, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0494020034**

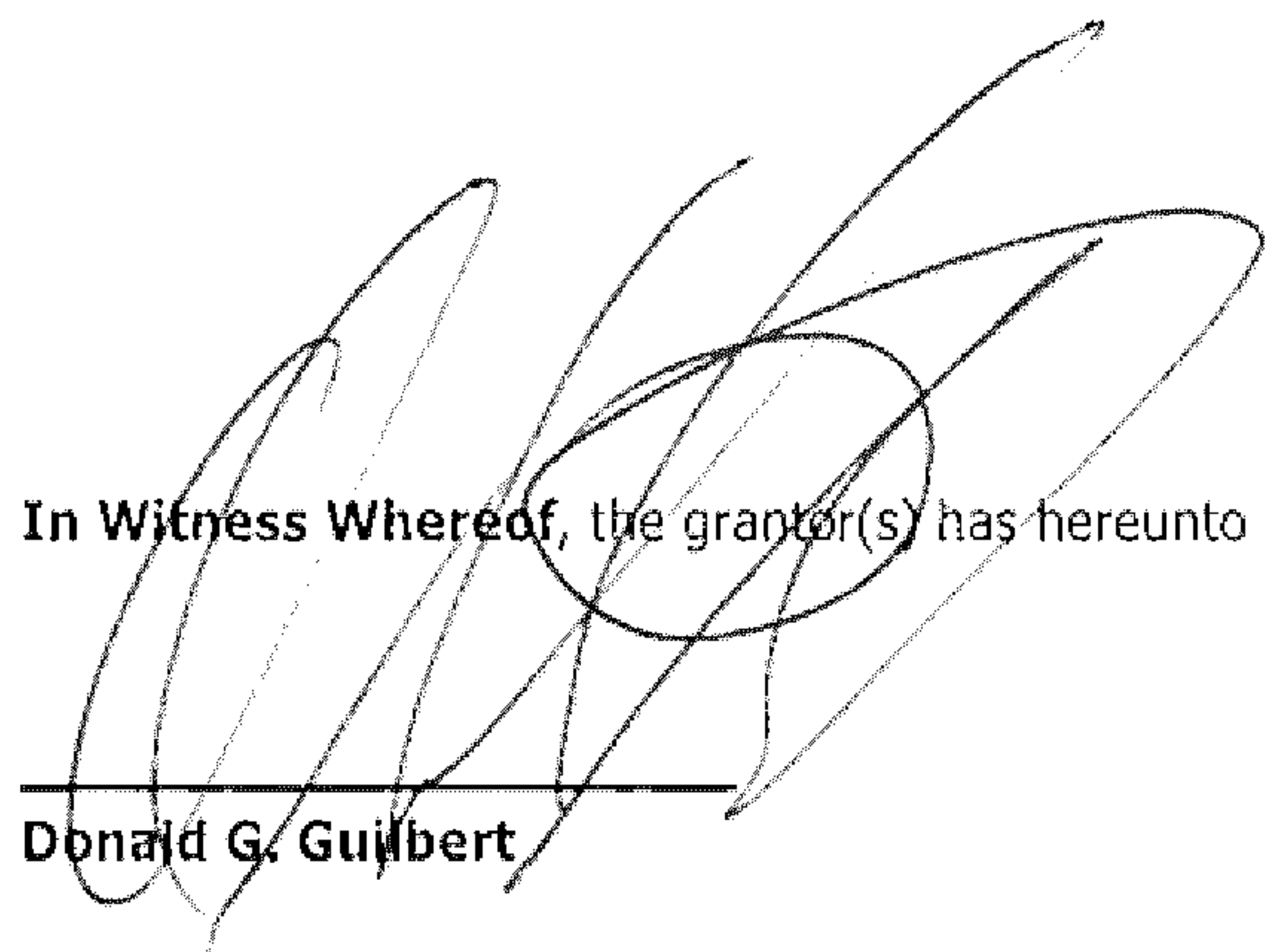
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

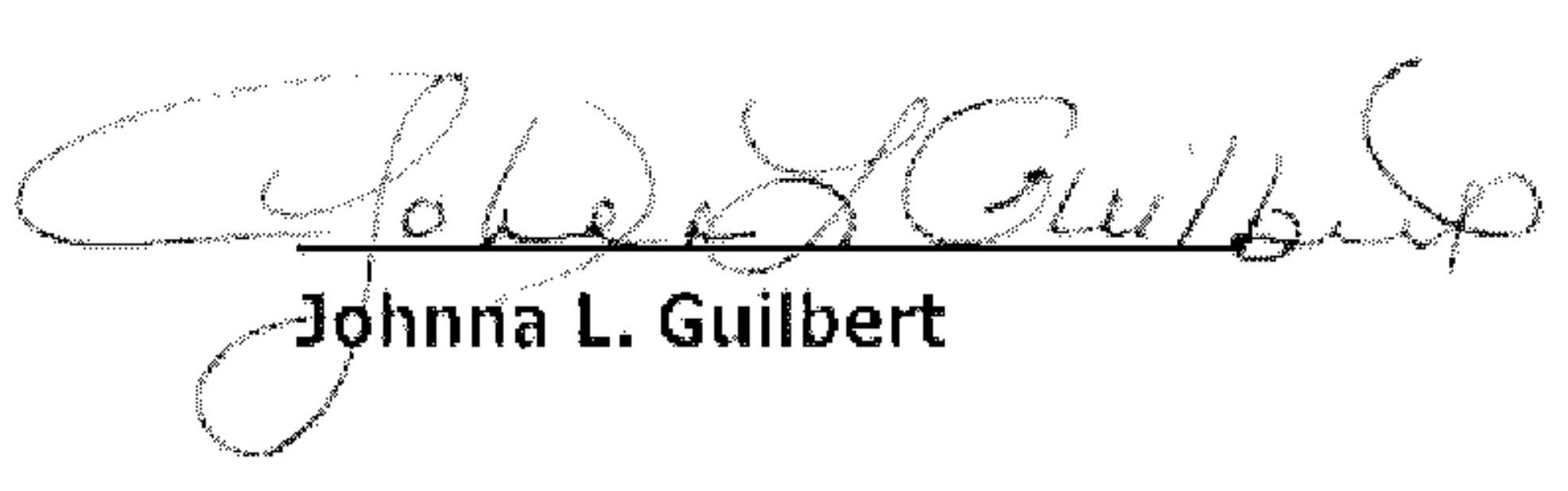
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Donald G. Guilbert


Johnna L. Guilbert

Signed, sealed and delivered in our presence:



1st Witness Signature

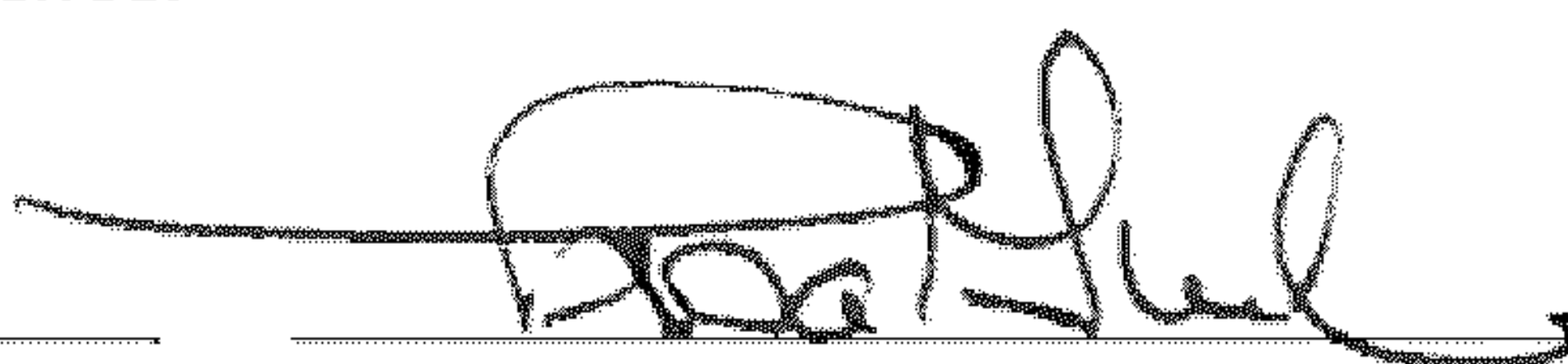
Print Name: KARIN DUBBS

Address: 1561 Rossanne Pl

Englewood FL 34223

State of Florida

County of Charlotte

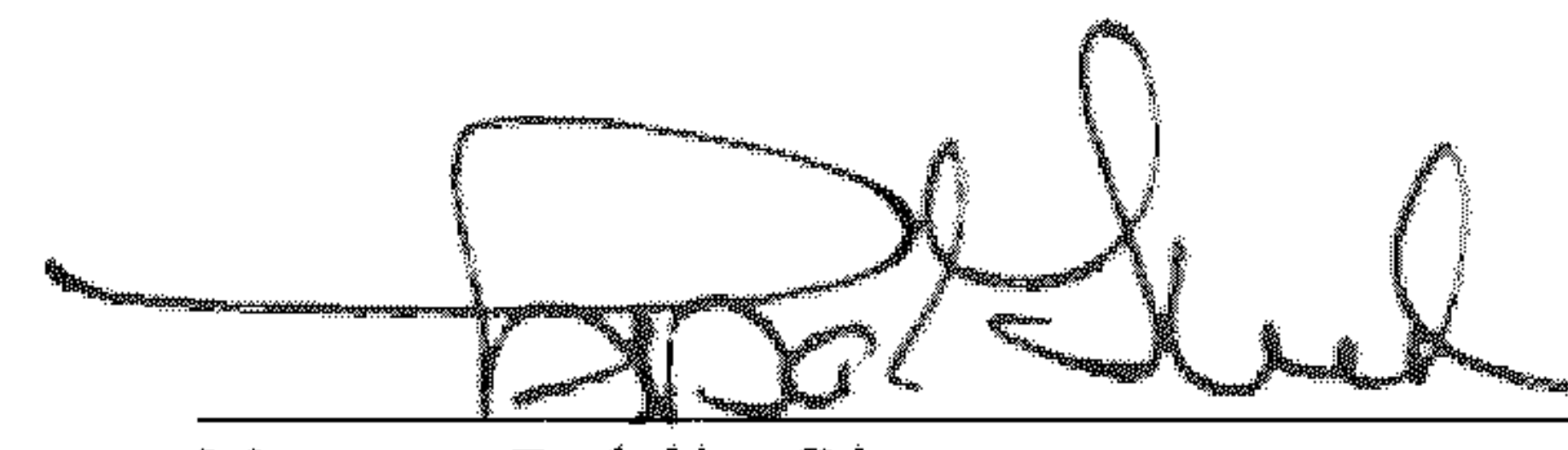

2nd Witness Signature

Print Name: Lisa Guild

Address: 2828 S. McCall Rd

Englewood FL 34224

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on June 15 2026, by Donald G. Guilbert and Johnna L. Guilbert, who () is/are personally known to me or who ☒ produced a valid Dr. LIC as identification.


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

