

6/25/2026 4:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512631

Consideration: \$215,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49506-001

Doc Stamp-Deed: \$1,505.00

Property Appraiser's Parcel ID No.: 0066153016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of June, 2026, by and between **ELVIRA ARMANINI, AN UNREMARIED WIDOW**, whose address is **30 Holly Street, #602, Toronto, Ontario M4S 3B1, Canada** (hereinafter "GRANTOR"), and **ANDRZEJ ZBIGNIEW LUBACHA AND LUCZA LUBACHA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **125-10 Queens Boulevard, 414, Kew Gardens, NY 11415** (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 3316, CASA DEL SOL, A CONDOMINIUM, SECTION VII, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2145, PAGE 1139, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

(1) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd
Jacksonville FL 32217

(2) [Signature]
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

GRANTOR:

Elvira Armanini
Elvira Armanini

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23rd day of June, 2026, by Elvira Armanini, ☐ who is/are personally known to me or ☒ who has/have produced Passport as identification.

Kimberly Jordan
Signature of Notary Public
Kimberly Jordan
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

