

7/13/2026 12:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518897

Doc Stamp-Deed: \$1,050.00

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

941-952-0990

File Number: 2026-55

Consideration Paid: \$150,000.00

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Warranty Deed

This Warranty Deed made this 10th day of July, 2026 between Zygmunt Kurpiewski, a single man, whose post office address is P.O. Box 251, Dilley, TX 78017, grantor, and Mariusz Kurpiewski and Greta Kurpiewski, as Co-Trustees of MGK Trust, U/A dated February 12, 2026, whose post office address is 1607 Pinyon Pine Drive, Sarasota, FL 34240, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 48, RACIMO RANCHES, according to the plat thereof recorded in Plat Book 23, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Number: 0211160003

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantee, as Trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 12/31/2025.

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

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature]
Witness #1 Printed Name: Jonathan Manzanarez
P.O. Address: 719 E. San Antonio St.
Pearshall, TX 78061

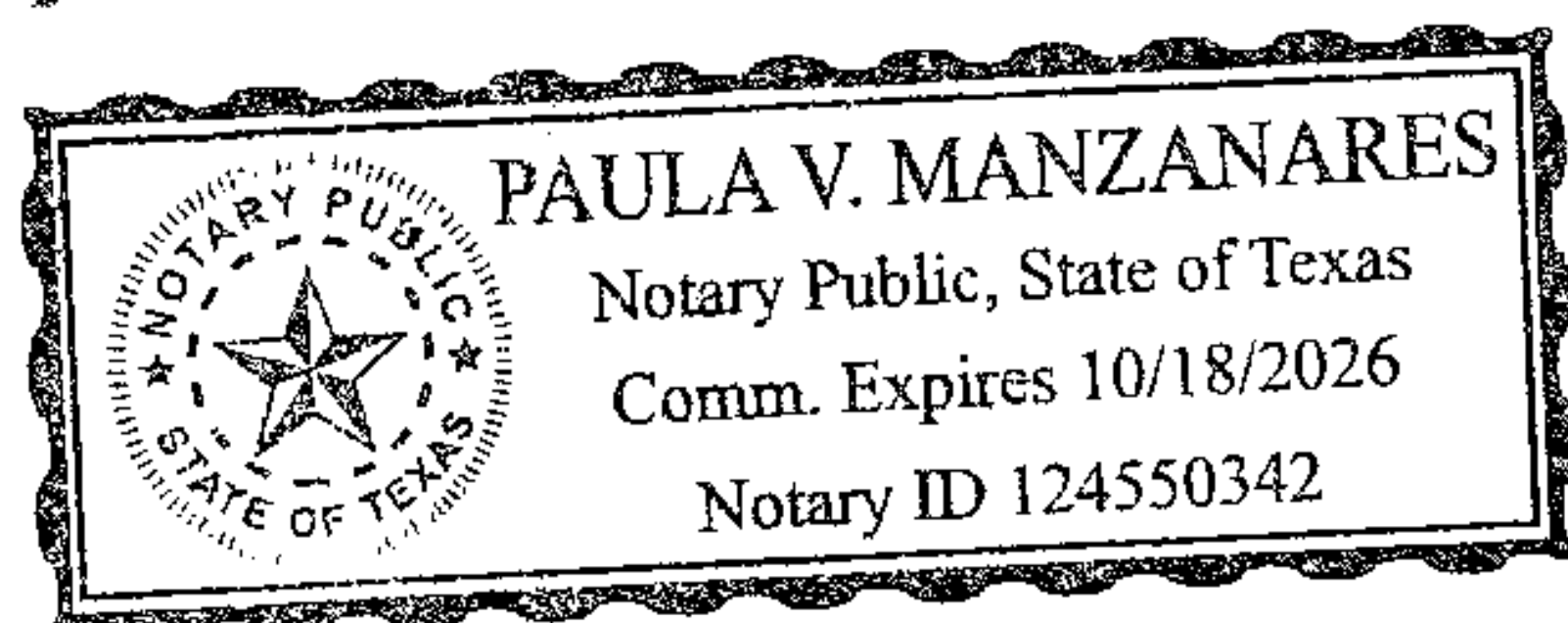
[Signature]
Zygmunt Kurpiewski

Witness #2 Signature: [Signature]
Witness #2 Printed Name: Paula V. Manzanarez
P.O. Address: 125 Antonio Ave
Pearshall TX 78061

State of Texas
County of El Paso

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of July, 2026 by Zygmunt Kurpiewski, a single man, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Print Name: Paula V. Manzanarez
My Commission Expires: 10-18-26