

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097892 2 PG(S)

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
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Attention: Jan W. Pitchford, Esq.
Our File Number: 332657-424052

7/17/2026 4:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521435

Doc Stamp-Deed: \$479.50

Consideration: \$68,500.00
Doc Stamps: \$479.50
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 17th day of July, 2026, by Robert Christman and Melissa Christman, husband and wife ("Grantor") to Jack S. Kluszczynski and Paulina Kluszczynska, husband and wife, whose post office address is 6250 Rivo Lakes Boulevard, Sarasota, FL 34241 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT A3-16 PHILLIPPI HARBOR CLUB, A CONDOMINIUM,
ACCORDING TO THE DECLARATION OF CONDOMINIUM
AND CONDOMINIUM PLAT THEREOF RECORDED IN
OFFICIAL RECORDS INSTRUMENT #2007026547, AND
AMENDMENTS THERETO, AND AS PER PLAT THEREOF,
RECORDED IN CONDOMINIUM BOOK 40, PAGES 27-27G,
INCLUSIVE, AND ALL AMENDMENTS THERETO, OF THE
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH LOCKER #30.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0084014101.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]

Witness#1 Print: Jean Wooten

Witness #1 Address: 340 S. Pineapple Ave
Sarasota, FL 34236

Witness#2 Sign: [Signature]

Witness#2 Print: Jeannette Wooten

Witness #2 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

[Signature]
Robert Christman

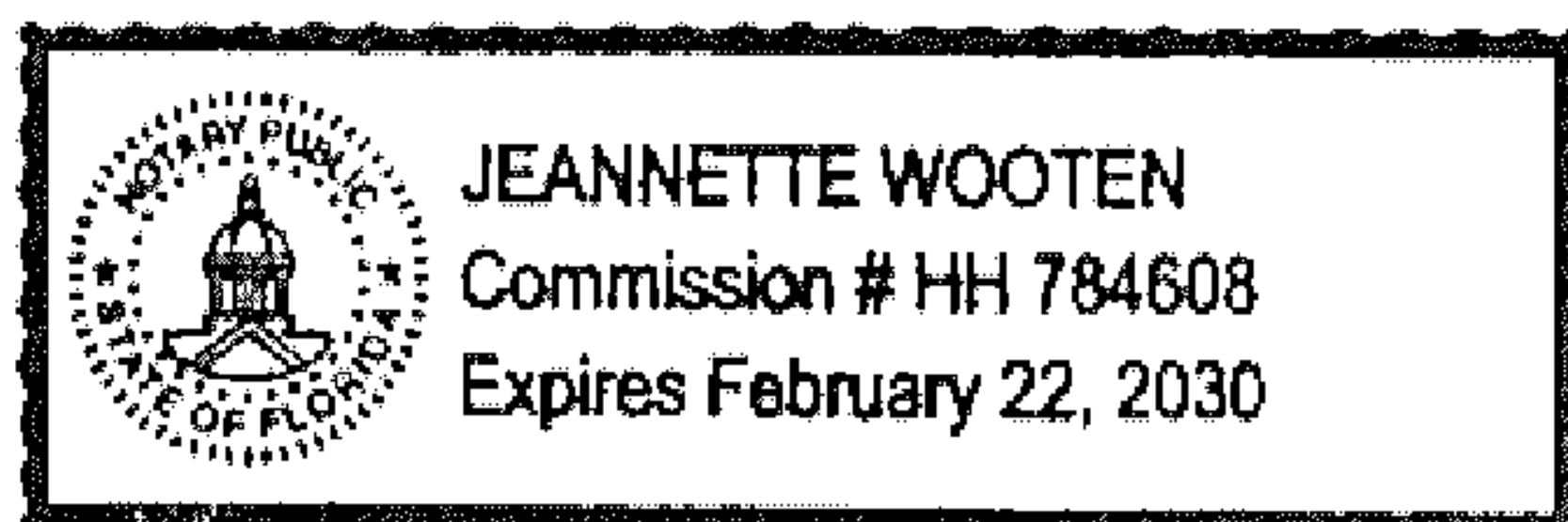
Address: 18209 Hand Road
Huntertown, IN 46748

[Signature]
Melissa Christman

Address: 18209 Hand Road
Huntertown, IN 46748

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of July, 2026, by Robert Christman and Melissa Christman.



[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known 6 (OR) Produced Identification 6

Type of identification produced FL DL