

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026098578 2 PG(S)**

7/20/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522009



FIRST

INTERNATIONAL TITLE

Doc Stamp-Deed: \$3,430.00

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.: 266607-93

WARRANTY DEED

This Indenture made on **July 20, 2026** by **David Mazur and Lynne Mazur, husband and wife**, whose address is: 55 Batten Road, Bristol, NH 03222 hereinafter called the "grantor", to **Jeffrey L. Shue and Wanda A. Shue, husband and wife**, whose address is: 26798 Weiskopf Drive, 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 284, BOCA ROYALE UNIT 12 PHASE 2, according to the Plat thereof, recorded in Plat Book 50, Page(s) 18, 18A through 18L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0484080063**

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.

David Mazur
David Mazur

Lynne Mazur
Lynne Mazur

Signed, sealed and delivered in our presence:

David B. Chandler
1st Witness Signature

Bonnie S Block
2nd Witness Signature

Print Name: David B. Chandler

Print Name: Bonnie S Block

Address: 26 Hillside Ave
Westford MA 01886

Address: 26 Hillside Ave
Westford, MA 01886

State of Massachusetts

County of Essex

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on July 16, 2026 by **David Mazur and Lynne Mazur**, who () is/are
personally known to me or who (X) produced a valid MA DLS NH as identification.

Bonnie S Block
Notary Public Signature
Printed Name: Bonnie S Block
My Commission Expires:
Aug. 4, 2028

(NOTARY SEAL)

