

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100214 2 PG(S)**

7/23/2026 11:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523409

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29469

Doc Stamp-Deed: \$3,570.00

Consideration: \$510,000.00

General Warranty Deed

Made this July 23, 2026 By **Anthony P. Campiglia and Michelle Campiglia, husband and wife**, whose post office address is: 476 Summer Field Way, Venice, Florida 34292, hereinafter called the Grantor, to **Boguslaw Lukaszczyk and Wioletta Lukaszczyk, husband and wife**, whose post office address is: 195 Maraviya Blvd, Nokomis, Florida 34275, hereinafter called the Grantee:

(Whenever used herein the term "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)

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:

Lot 195, TOSCANA ISLES, UNIT 1, according to the plat thereof, as recorded in Plat Book 49, Page 32, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0375081950**

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

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.

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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 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness # 1 Printed Name: Joanna Jackowska
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Anthony P. Campiglia

Witness Signature: [Signature]
Witness # 2 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Michelle Campiglia

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this July 20 2026, by Anthony P. Campiglia and Michelle Campiglia, who are personally known to me or who produced 01 as identification.



(SEAL)

[Signature]
Notary Public
My Commission Expires: _____