

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6760

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100889 2 PG(S)

7/24/2026 11:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3524013

Purchase Price: \$295,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,065.00
Parcel Identification No.: 0982044002

Doc Stamp-Deed: \$2,065.00

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **24th day of July, 2026**, between **Zofia Kruzel, a single woman**, whose post office address is **910 7th Avenue, La Grange, IL 60525**, Grantor, to **Brenda K. Outcalt, a single woman**, whose post office address is **9158 Westdrum Court, Indianapolis, IN 46231**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 2, Block 440, 9th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 21, of the Public Records of Sarasota County, Florida.

Together with all 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Dorota Culhran

Printed Name: DOROTA CULHRAN

P.O. Address: 910 7th Ave

W Grange St 60525

Zofia Kruzel
Zofia Kruzel

WITNESSES #2:

Patricia Gresham-Smith

Printed Name: Patricia Gresham-Smith

P.O. Address: 2004 Alpine Way

Plainfield, Illinois 60586

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2026, by Zofia Kruzel, ☐ who is/are personally known to me or ☒ who has/have produced Passport as identification.

Patricia Gresham-Smith

Signature of Notary Public

Patricia Gresham-Smith

Print, Type/Stamp Name of Notary

