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INSTRUMENT # 2026100986 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524095

Doc Stamp-Deed: \$1,820.00

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

File Number: 2026-69

Consideration:\$260,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 24th day of July, 2026 between Paul J. Drejza and Melissa J. Drejza, husband and wife whose post office address is 7831 Kellogg St., Clinton, NY 13323, grantor, and David J. Rapke and Barbara W. Rapke, husband and wife, whose post office address is 6816 Stokes-Westernville Road, Ava, NY 13303, 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, situate, lying and being in, Sarasota County, Florida to-wit:

Unit 610, TRIANO, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004193068, as thereafter amended, and as per Plat thereof recorded in Condominium Book 37, Page 16, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel Identification Number: 0401-02-1035

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 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 December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 21 day of July, 2026.

Signed, sealed and delivered in our presence:

[Signature]

Witness

Printed Name: Heather Zbytniewski

Address: 229 Pensacola Rd.
Venice, FL 34285

[Signature]

Witness

Printed Name: SANDRA WINKLER

Address: 229 Pensacola Rd.
Venice, FL 34285

[Signature]

Paul J. Drejza

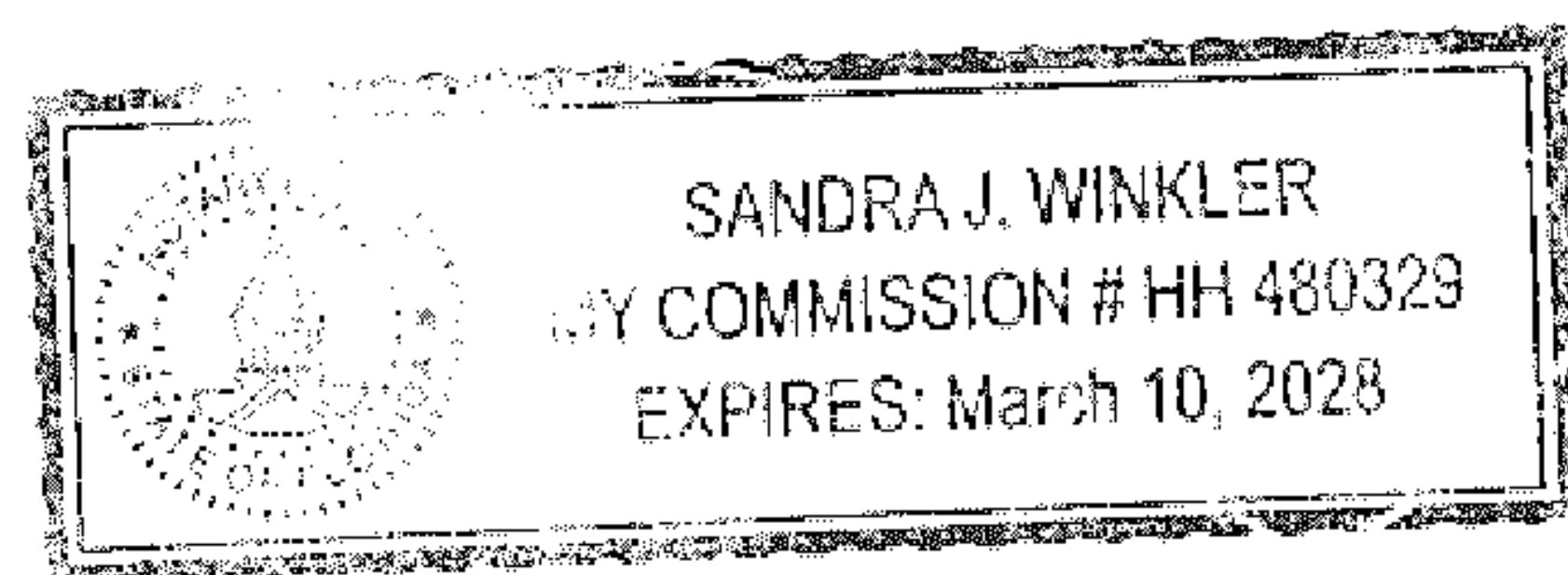
[Signature]

Melissa J. Drejza

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026 by Paul J. Drejza and Melissa J. Drejza who ☐ is personally known or ☒ has produced 07 Di as identification.

[Seal]



[Signature]

Notary Public

Print Name: _____

My Commission Expires: _____