

Prepared by:
Amanda C. Tullidge, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 48638.000

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108167 2 PG(S)**

**8/7/2026 4:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3530188**

Documentary Stamps in the amount
of \$3,220.00 are affixed hereto.

Doc Stamp-Deed: \$3,220.00

GENERAL WARRANTY DEED

Made this August 7, 2026 A.D. by **Daniel Peter Podany and Christine Marie Podany, husband and wife**, whose address is 7495 Brompton St., Houston, Texas 77025, hereinafter called the grantor, to **Zachary Vincent Fagiani and Sydney Willow Fagiani, husband and wife**, whose address is 4749 Hamlets Grove Dr., Sarasota, Florida 34235, 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 84, THE GROVE AT BEEKMAN PLACE (f/k/a HAMLETS GROVE), according to the plat thereof, recorded in Plat Book 31, Pages 35, 35A through 35G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0021160054**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To valid reservations, restrictions and easements of record.

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.

[signature on following page]

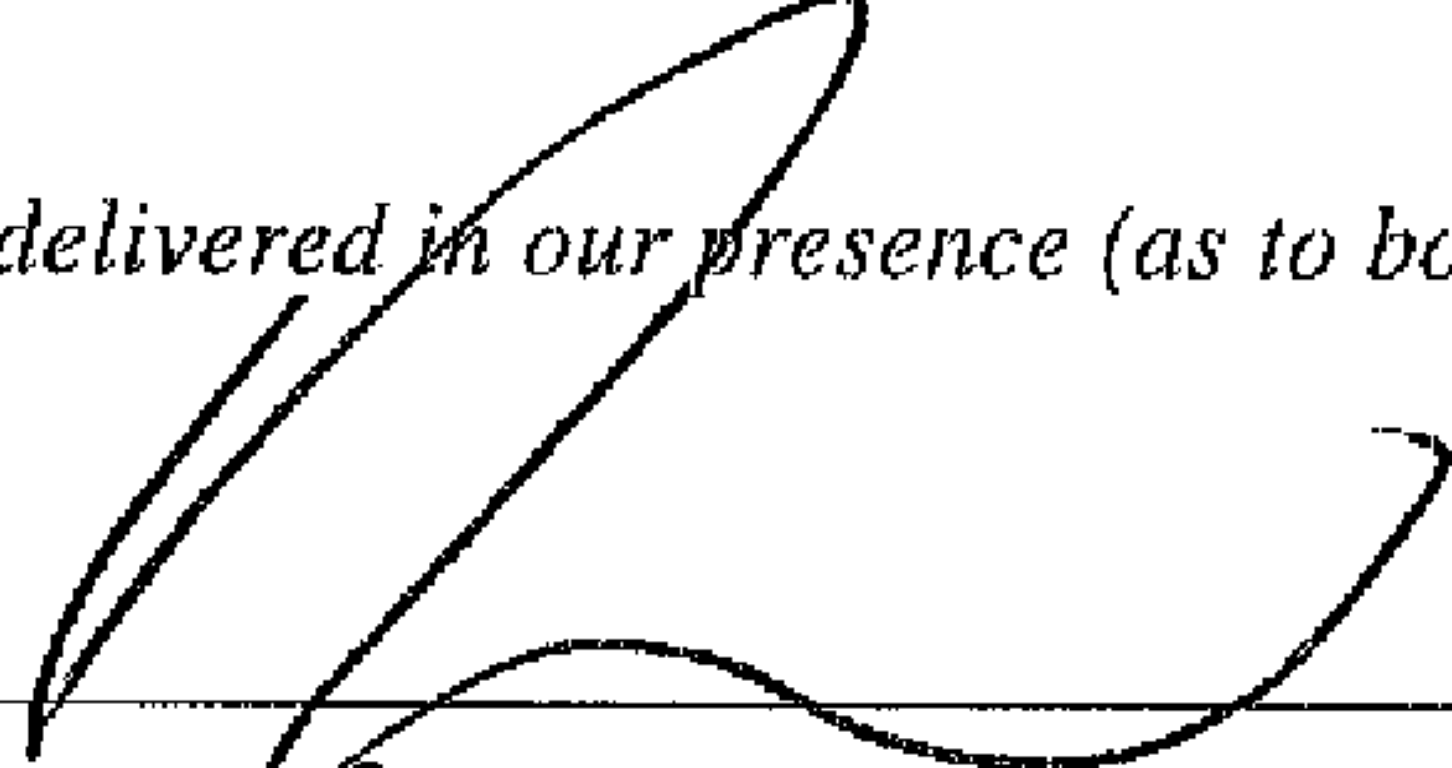
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence (as to both):

Witness #1 Signature: _____

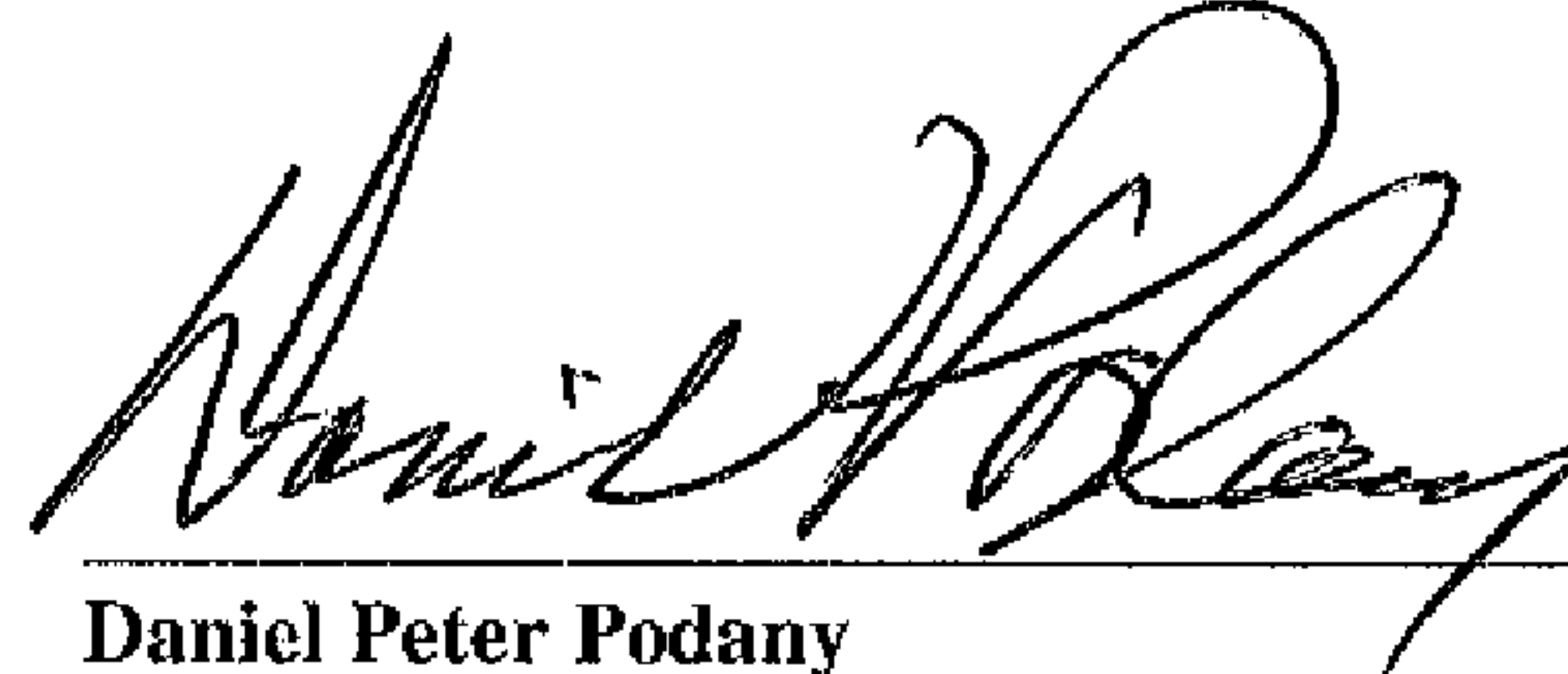
Witness #1 Printed Name: _____

Address: _____



RICHARD WAID

4791 HAMLETS GROVE DR
SARASOTA FL 34235



Daniel Peter Podany

Witness #2 Signature: _____

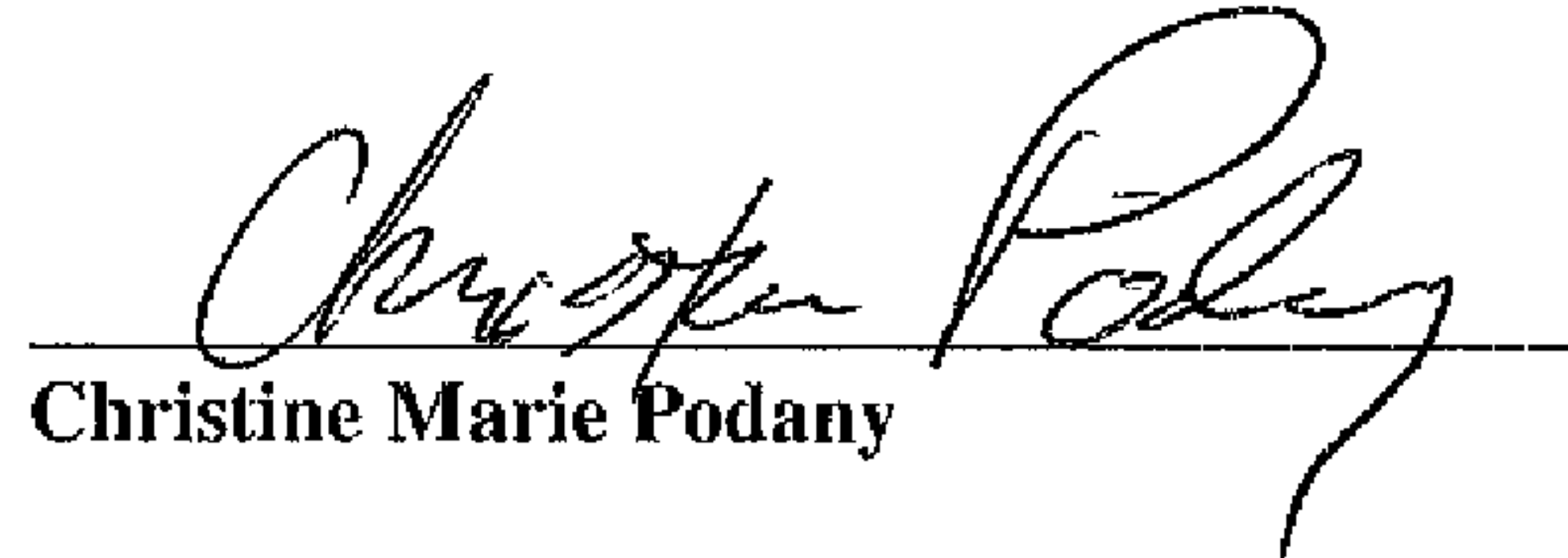
Witness #2 Printed Name: _____

Address: _____



Amanda C. Tullidge

802 11th St W
Braclenton FL 34205



Christine Marie Podany

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2026, by Daniel Peter Podany and Christine Marie Podany, husband and wife, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.



AMANDA TULLIDGE
Notary Public
State of Florida
Comm# HH826317
Expires 9/25/2030

Notary Public
Print Name: _____

My Commission Expires: _____