

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109174 2 PG(S)**

8/11/2026 1:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531110

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29392

Doc Stamp-Deed: \$6,174.00

Consideration: \$882,000.00

General Warranty Deed

Made this August 11, 2026 By **Laura E. Pezowicz, an unmarried woman**, whose post office address is: 411 Plymouth Avenue, Winston Salem, North Carolina 27104, hereinafter called the Grantor, to **Leon A. Hasnain and Paula F. Hasnain, husband and wife**, whose post office address is: 6418 Jackie Lynn Court, Sarasota, Florida 34241, 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 172, SERENOA, a subdivision according to the plat thereof recorded in Plat Book 34, Pages 40, 40A through 40N, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0287070005**

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: _____

Witness # 1 Printed Name: _____

Post Office Address: _____

Grady R. Pulliam III
466 Pennsylvania Ave
Winston Salem NC 27104

Laura E. Pezowicz
Laura E. Pezowicz

(Seal)

Witness Signature: _____

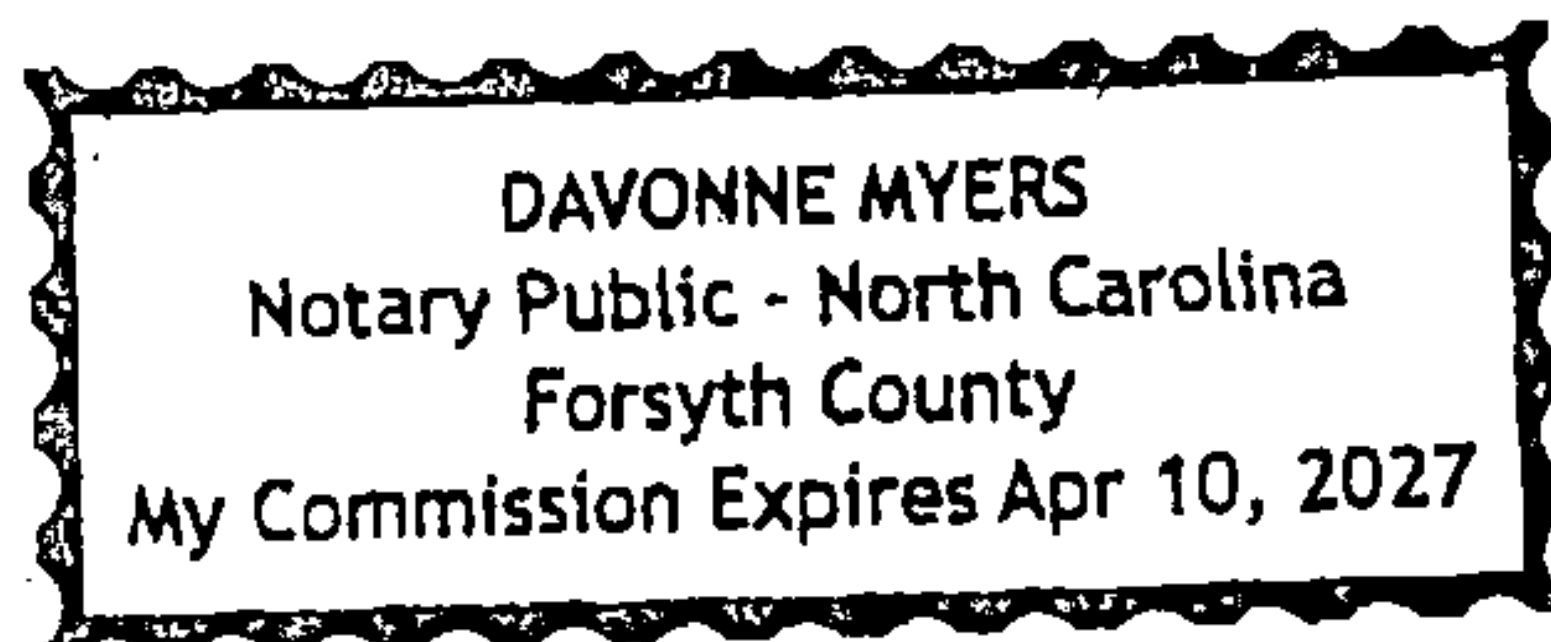
Witness # 2 Printed Name: _____

Post Office Address: _____

Davonne Myers
Davonne Myers
123 Hilton Drive Winston-
Salem NC 27127

State of North Carolina
County of Forsyth

I am a Notary Public of the State of North Carolina and my commission expires on 04/10/2027. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 7th, 2026, by Laura E. Pezowicz, who is/are personally known to me or who produced Drivers License as identification.



(SEAL)

Davonne Myers
Notary Public
My Commission Expires: 04/10/2027