

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109673 2 PG(S)**

8/12/2026 11:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531561

Consideration: \$222,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-20419-003

Doc Stamp-Deed: \$1,554.00

Property Appraiser's Parcel ID No.: 0094-12-1212

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 11th day of August, 2026, by and between **LISA ARNOLD A/K/A LISA HAND, AN UNMARRIED WOMAN**, whose address is **6 Krug Place, Cohoes, NY 12047** (hereinafter "GRANTOR"), and **MIGLENA KIRCHEVA AND GALIN TODOROV, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **8019 Limestone Ln, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

CONDOMINIUM UNIT NO. 23-203, STONEHAVEN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2007006160, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Jack Green

Lisa Arnold a/k/a Lisa Hand
Lisa Arnold a/k/a Lisa Hand

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

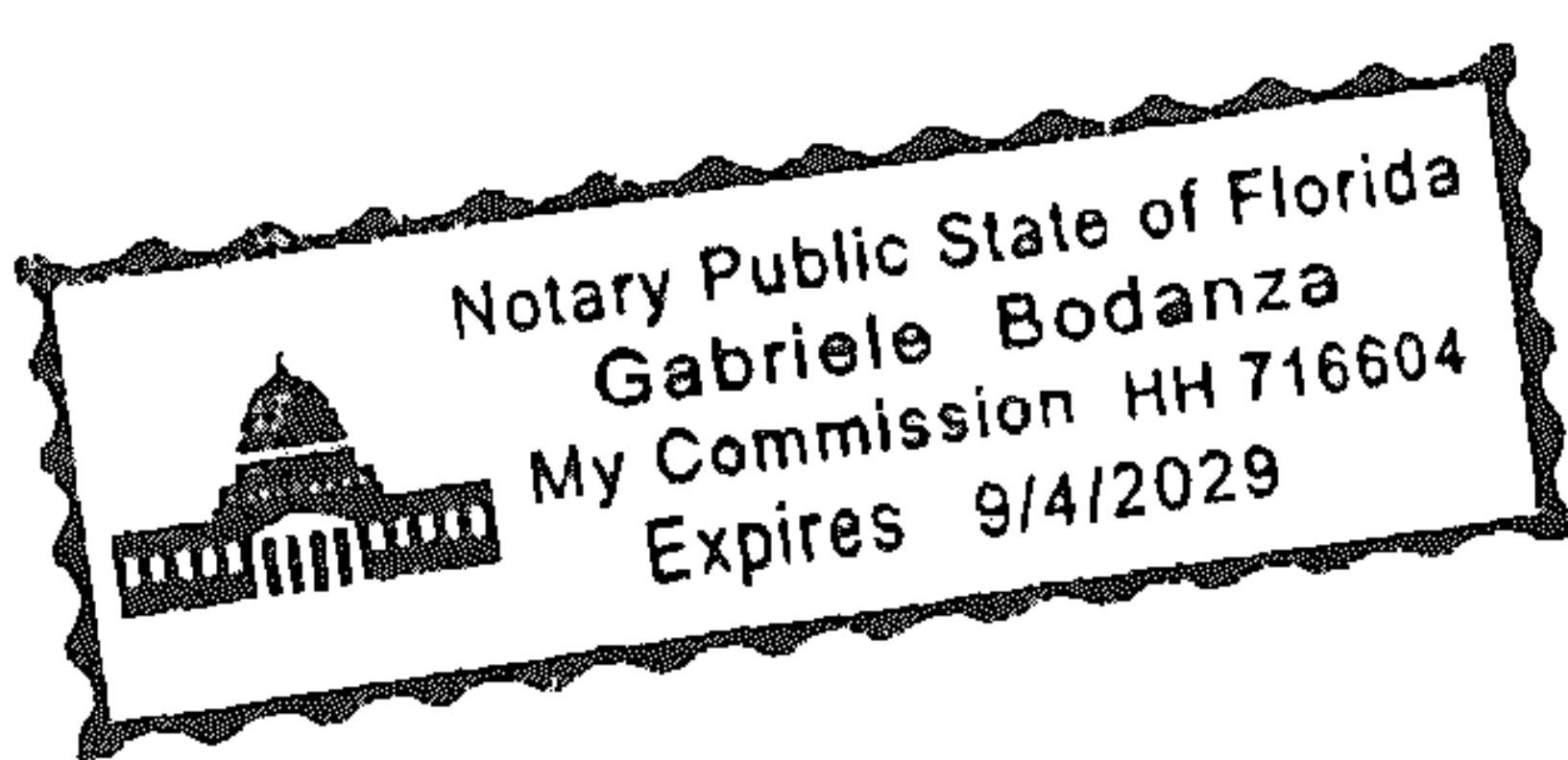
(2) [Signature]
Printed Name Gabriele Bodanza

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4th day of August, 2026, by Lisa Arnold a/k/a Lisa Hand, (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary