

8/17/2026 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533690

Doc Stamp-Deed: \$4,620.00

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: IROGU.HULVAT

Consideration: \$660,000.00

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Warranty Deed

This Warranty Deed made this 17th day of August, 2026 between Sandra L. Hulvat, a single woman whose post office address is 4615 Deer Trail Blvd., Sarasota, FL 34238, grantor, and Dragos Macelaru and Ileana Luminita Iorgu, Husband and Wife whose post office address is 103 N. Main Street, Norwood, NY 13668, 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Unit No. 509 of CRESCENT ROYALE, UNIT 2, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 905, Page 227, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 5, Page 1, Public Records of Sarasota County, Florida.

Parcel Number: 0107023032

Subject to taxes for 2026 and subsequent years; covenants, conditions, 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 entire 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 12/31/2025.

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:

Mariel Terone

Witness

Printed Name: Mariel Terone

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Sandra L. Hulvat

Sandra L. Hulvat

Nikki Gerstner

Witness

Printed Name: Nikki Gerstner

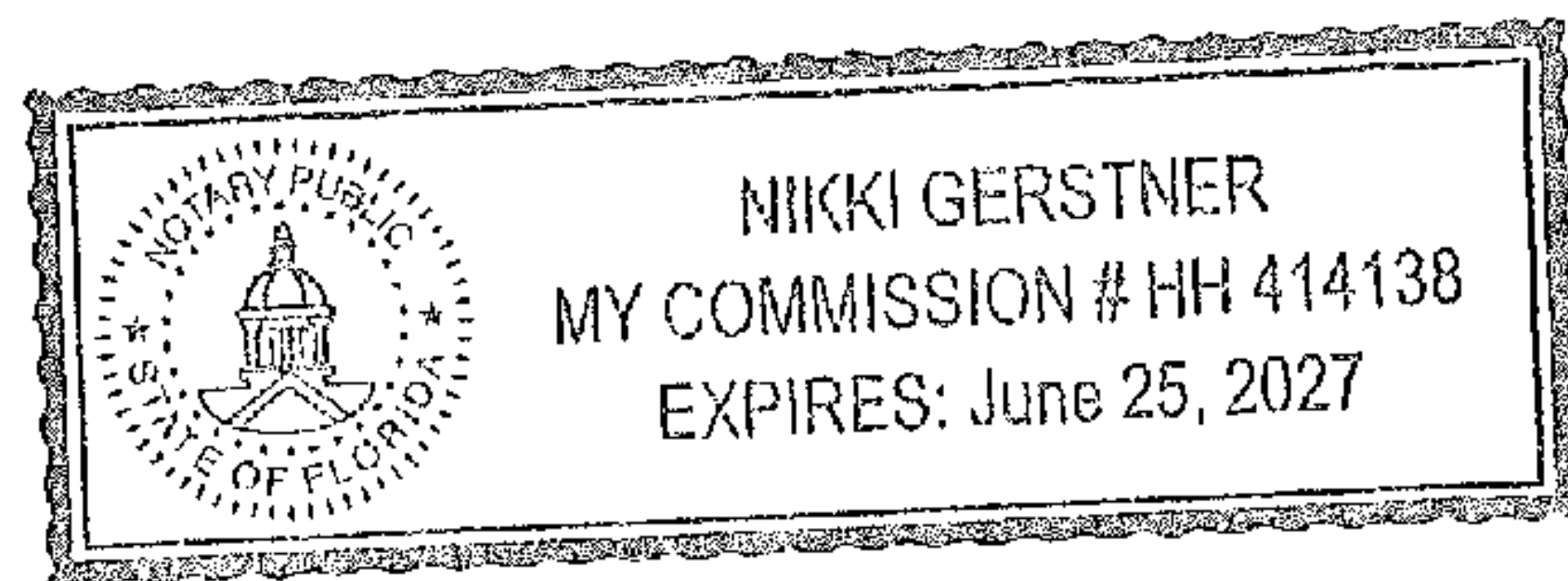
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of August, 2026 by Sandra L. Hulvat, a single woman who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Nikki Gerstner

Notary Public

Print Name: Nikki Gerstner

My Commission Expires: June 25, 2027