

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115459 2 PG(S)**

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: 2026-67
Consideration: \$2,125,000.00

8/24/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536636

Doc Stamp-Deed: \$14,875.00

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **24th day of August, 2026** between **Lawrence Henry Leszczynski, Jr., a single man and Lori Ann Carey, a single woman** whose post office address is **7718 Silver Bell Dr., Sarasota, FL 34241**, grantor, and **Michael Hoffman, a single man** whose post office address is **530 Golf Links Ln, Longboat Key, FL 34228**, 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:

Lot 5, Block J, Country Club Shores, Unit Five, Section Three, according to the map or plat thereof as recorded in Plat Book 18, Page 28, Public Records of Sarasota County, Florida.

Parcel Number: 0009100003

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 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:

Tina Williams

Witness

Printed Name: Tina Williams

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Nikki Gerstner

Witness

Printed Name: Nikki Gerstner

Address: 2033 Main Street Suite 400 Sarasota, FL 34237

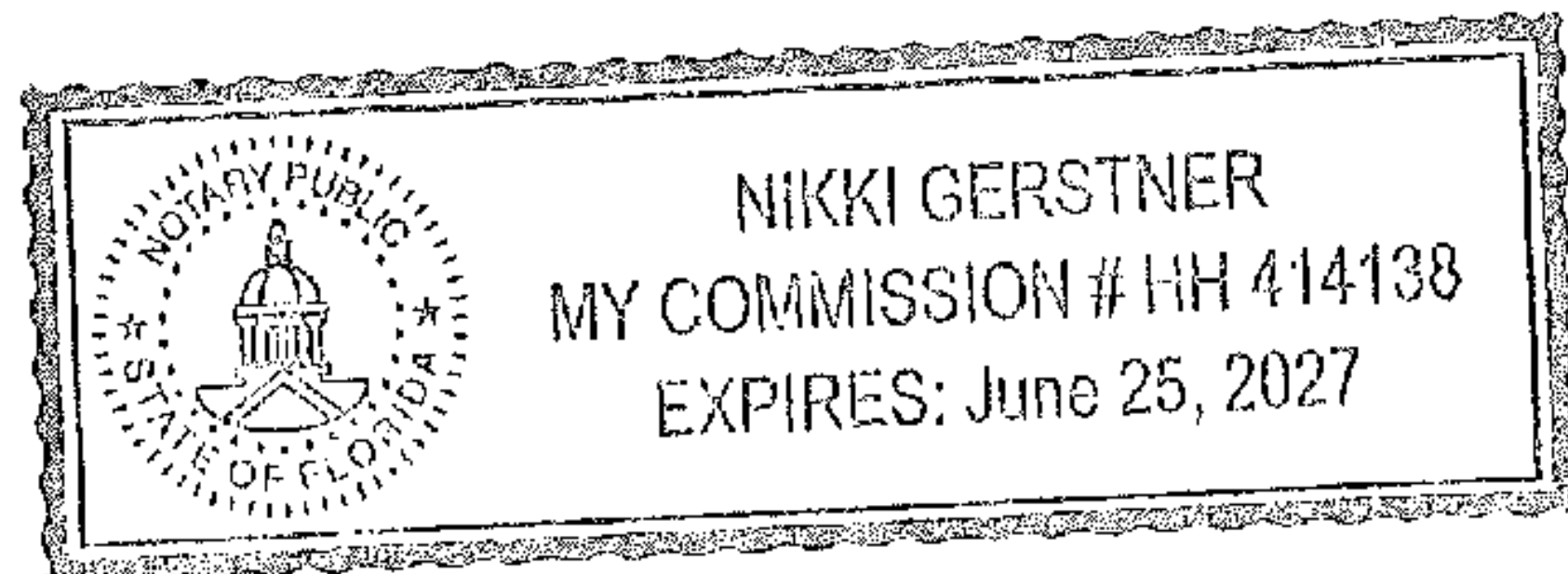
Lawrence Henry Leszczynski, Jr.

Lori Ann Carey

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026 by Lawrence Henry Leszczynski, Jr., a single man and Lori Ann Carey, a single woman who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Nikki Gerstner
Notary Public

Print Name: Nikki Gerstner

My Commission Expires: June 25, 2027