

8/25/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537024

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Kathryn Angell Carr, Esq.

Doc Stamp-Deed: \$8,085.00

Consideration: \$1,155,000.00
Doc Stamps: \$8,085.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 25th day of August, 2026, by Henryk Trawczynski and Anna Trawczynski, husband and wife ("Grantor") to Mary Ellen Green, as Trustee of the Mary Ellen Green Declaration of Trust, dated August 6, 2015, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 8923 Bloomfield Boulevard, Sarasota, FL 34238 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 32, SILVER OAK, UNIT 1, according to the plat thereof, as recorded in Plat Book 40, Page 23, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described real property is 0135080005.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

The Trustee for The Mary Ellen Green Declaration of Trust, dated August 6, 2015 (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

WITNESSES AS TO BOTH:

Witness#1 Sign: Michael McKinnon
Witness#1 Print: Michael McKinnon
Witness #1 Address: 409 Baycrest Dr
Venice FL 34285

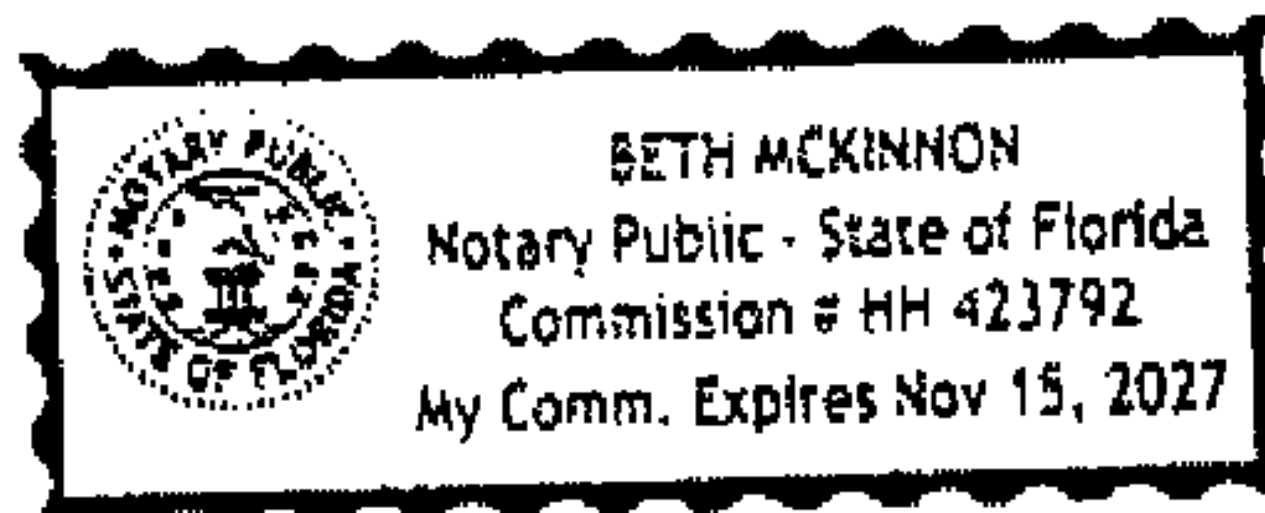
Henryk Trawczynski
Henryk Trawczynski
Address: 10522 Northeast 152nd Street
Bothell, WA 98011

Witness#2 Sign: Beth McKinnon
Witness#2 Print: Beth McKinnon
Witness #2 Address: 409 Baycrest Dr
Venice FL 34285

Anna Trawczynski
Anna Trawczynski
Address: 10522 Northeast 152nd Street
Bothell, WA 98011

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of August, 2026, by Henryk Trawczynski and Anna Trawczynski.



Beth McKinnon
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11/15/2027

Personally Known (OR) Produced Identification X
Type of identification produced WA Drivers Licenses

Attached to Document: Warranty Deed p 2 of 2 Parcel Identification Number 0135080005.