

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

8/26/2026 1:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537532

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0175051004
File- MFL-2276319
Consideration Amount \$505,000.00

Doc Stamp-Deed: \$3,535.00

WARRANTY DEED

This Indenture, Made this August 26, 2026, between Boguslaw Gierek and Barbara Gierek, Husband and Wife, whose post office address is: 5610 Lawrence Ct, Pinckney, MI 48169, hereinafter called the "Grantor", and James E. Moore, Jr., Trustee of the James E. Moore, Jr. Revocable Trust Agreement dated November 22, 2022 and Mary J. Beyer-Diebold, Trustee of the Mary J. Beyer-Diebold Revocable Trust Agreement as Amended and Restated on November 22, 2022, as Joint Tenants with Rights of Survivorship, whose post office address is: 1100 Tarpon Center Drive Unit 104, Venice, FL 34285, hereinafter called the "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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Unit No. 1-D, Parcel A of Bahia Mar Apartments, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 582, Page 1, and all exhibits and amendments thereto, as recorded in Condominium Book 1, Page 44, together with its undivided share in the common elements, of the Public Records of Sarasota County, Florida.

Property Address: 1100 Tarpon Center Drive, Unit 104, Venice, FL 34285

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Alivia Braunscheidel
Witness #1 Signature

Alivia Braunscheidel
Witness #1 Print Name

9261 Azalea Ct
Witness #1 Address

Brighton MI 48116
Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

Amy C Braunscheidel
Witness #2 Print Name

9261 Azalea Ct.
Witness #2 Address

Brighton mi 48116
Witness #2 City, State, Zip Code

GRANTOR(S):

[Signature]
Boguslaw Gierak

[Signature]
Barbara Gierak

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Michigan ; County of Livingston

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of August, 2026 by: Boguslaw Gierak and Barbara Gierak, Husband and Wife who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires: 7/25/31

AMY C BRAUNSCHEIDEL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires July 25, 2031
Acting in the County of Livingston