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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537599

Prepared by and return to:

Patrick Rosenbaum

Premier Title of Florida

17827 Murdock Circle

Suite A

Port Charlotte, FL 33948

File No PTF-26-254

Doc Stamp-Deed: \$2,450.00

Parcel Identification No 0976141210

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of August, 2026 between Rebecca A. Anderson, a single woman, as to her entire fee simple interest, whose post office address is 6139 Grand Cypress Blvd, North Port, FL 34287-5786, of the County of Sarasota, Florida, Grantor, to Elzbieta Dekarz, a single woman, whose post office address is 6928 Grand Cypress Boulevard, North Port, FL 34287, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 121, of Villas at Charleston Park, Phase II, according to the map or plat thereof as recorded in Plat Book 45, Page 38, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Pat Rosenbaum
WITNESS
PRINT NAME: Patrick Rosenbaum

Mackenzie Mecklin
WITNESS
PRINT NAME: Mackenzie Mecklin

Rebecca A. Anderson
Rebecca A. Anderson

17827 Murdock Circle., Suite A
Port Charlotte, FL 33948
WITNESS 1 ADDRESS

17827 Murdock Circle., Suite A
Port Charlotte, FL 33948
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21
day of August, 2026, by Rebecca A. Anderson, () who is/are personally known to me or (✓) who has/have produced
drivers license as identification.

Pat Rosenbaum
Signature of Notary Public

Print, Type/Stamp Name of Notary

