

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7378-8117
Purchase Price: \$2,470,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117823 2 PG(S)

8/28/2026 2:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3538646

Doc Stamp-Deed: \$17,290.00

GENERAL WARRANTY DEED

Made this August 27, 2026 A.D. By **Tibor A. Racz and Margaret M. Racz, husband and wife**, whose post office address is 7117 Tantallon Court, Sarasota, Florida 34238, hereinafter called the Grantor, to **Lawrence Lafer and Jennifer Tao, husband and wife**, whose post office address is 1420 Old Logging Road, Yorktown Heights, New York 10598, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 161, OAKS I SINGLE FAMILY, PLAT OF OAKS, according to the map or plat thereof, as recorded in Plat Book 28, Page 48, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0142040028**

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.

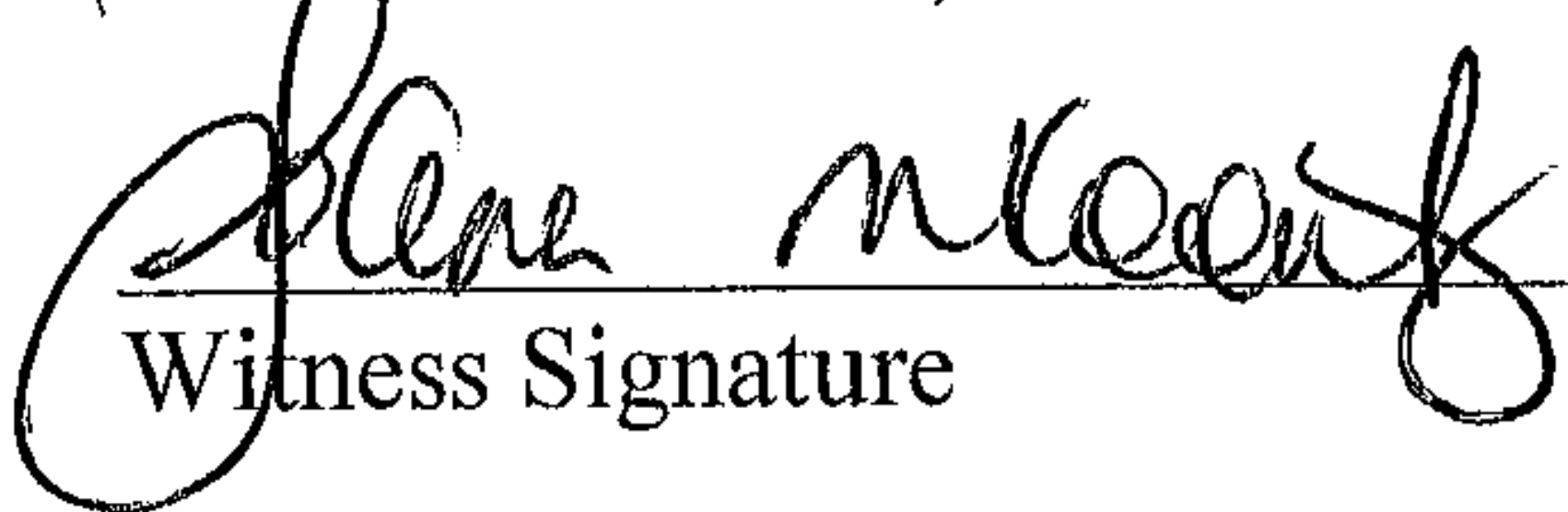
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(as to all Grantors)



Witness Signature

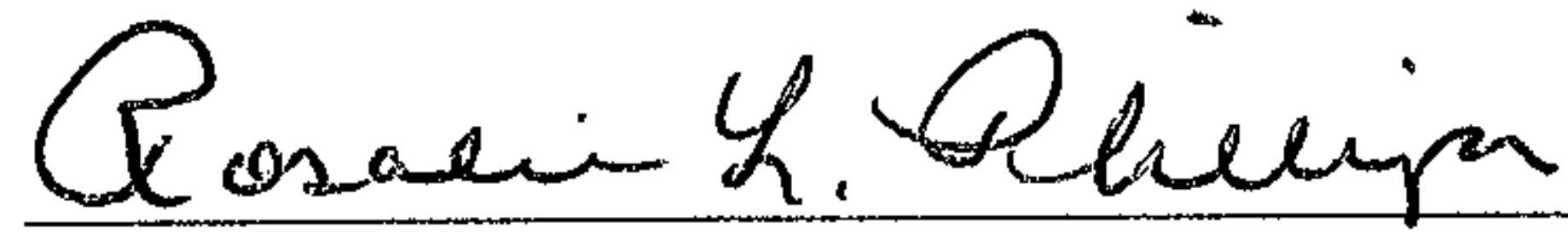
Jo Ann M. Koontz

Witness Printed Name

1613 Fruitville Rd

Sarasota, FL 34236

Witness Address



Witness Signature

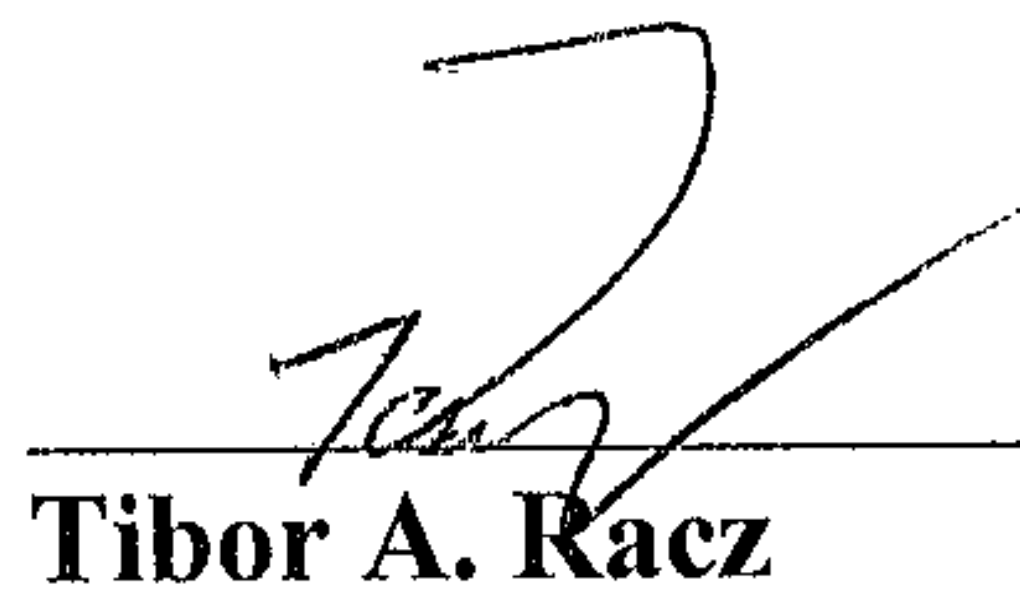
Rosalie L. Phillips

Witness Printed Name

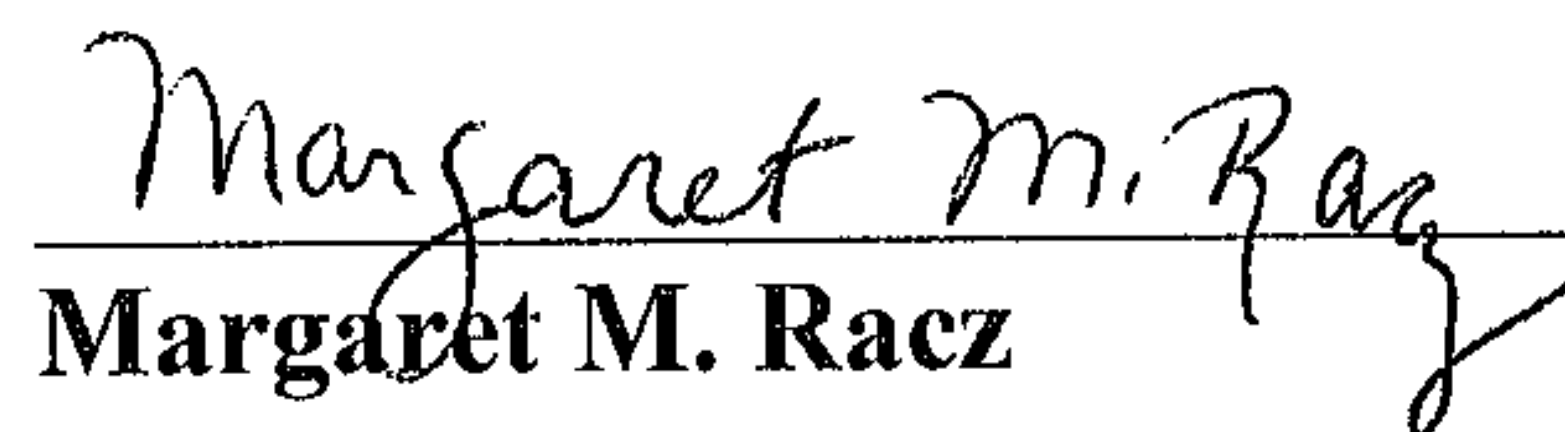
8660 S. Tamiami Trail

SARASOTA, FL 34238

Witness Address



Tibor A. Racz



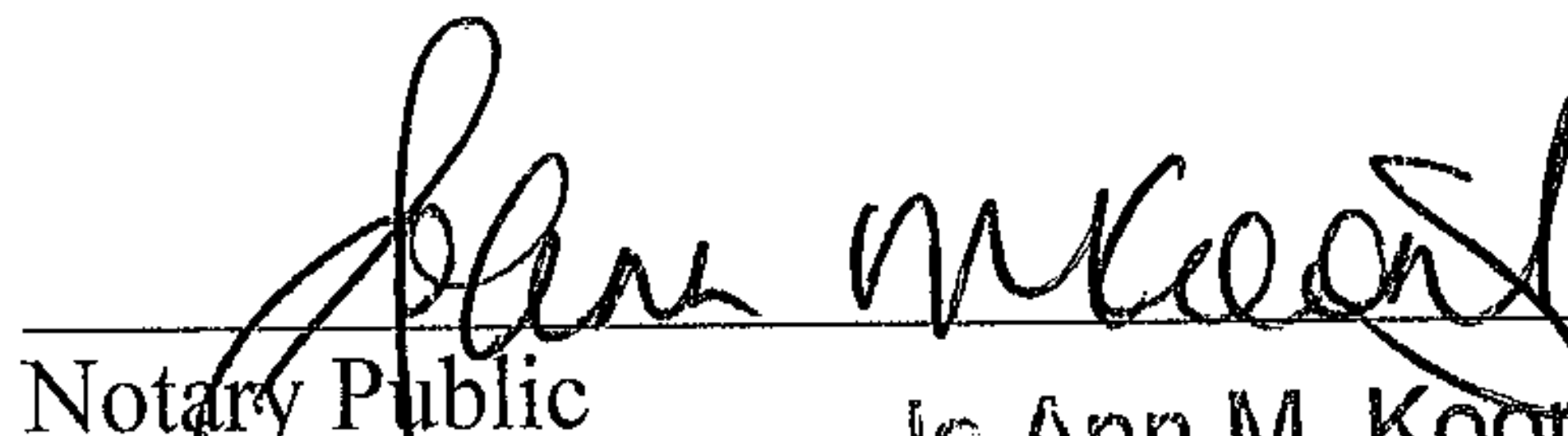
Margaret M. Racz

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27 day of August, 2026, by Tibor A. Racz and Margaret M. Racz, who are personally known to me or who have produced FL ID as identification.



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836
Expires 12/19/2027



Notary Public
Printed Name: Jo Ann M. Koontz
My Commission Expires: _____