

8/31/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539107

Prepared by and return to:

Thomas W. Harrison, Esquire

Dye Harrison Knowles Hamrick

Kirkland Pratt DePaola & Johnson, PLLC

410 43rd Street West Suite N

Bradenton, FL 34209

File Number: 40158.0001

Sale Price \$142,000.00

Doc Stamp-Deed: \$994.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made as of this 31st day of August, 2026 between Craig Frieler, as Personal Representative of the estate of Lou Strazzere a/k/a Lou C. Strazzere a/k/a Louis Strazzere, deceased whose post office address is 315 43rd Street Blvd NE, Bradenton, FL 34208, grantor, and Steve Ostrowski whose post office address is 7109 28th Street East, Sarasota, FL 34243, 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, situate, lying and being in Sarasota County, Florida to-wit:

Unit H-2, Sunridge, a condominium, Phase III, according to the Declaration of Condominium thereof, recorded in Official Records Book 1486, Page 919 and amendment recorded in Official Records Book 1880, Page 1333, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 2001071038

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**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.

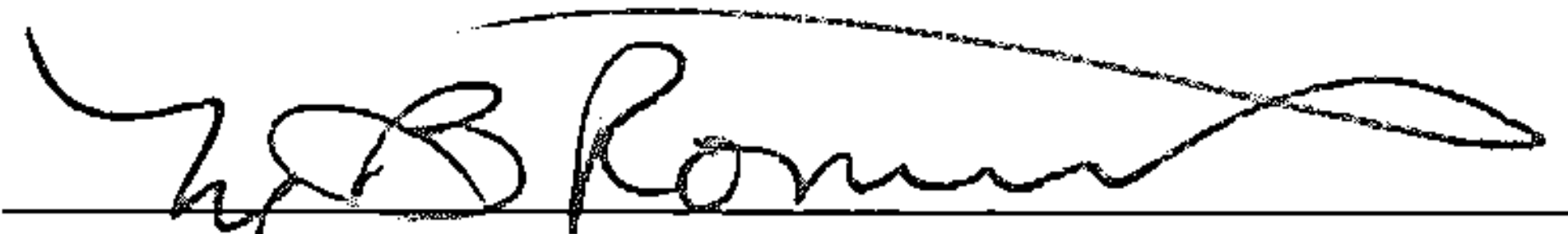
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

*(Signature on following page)*

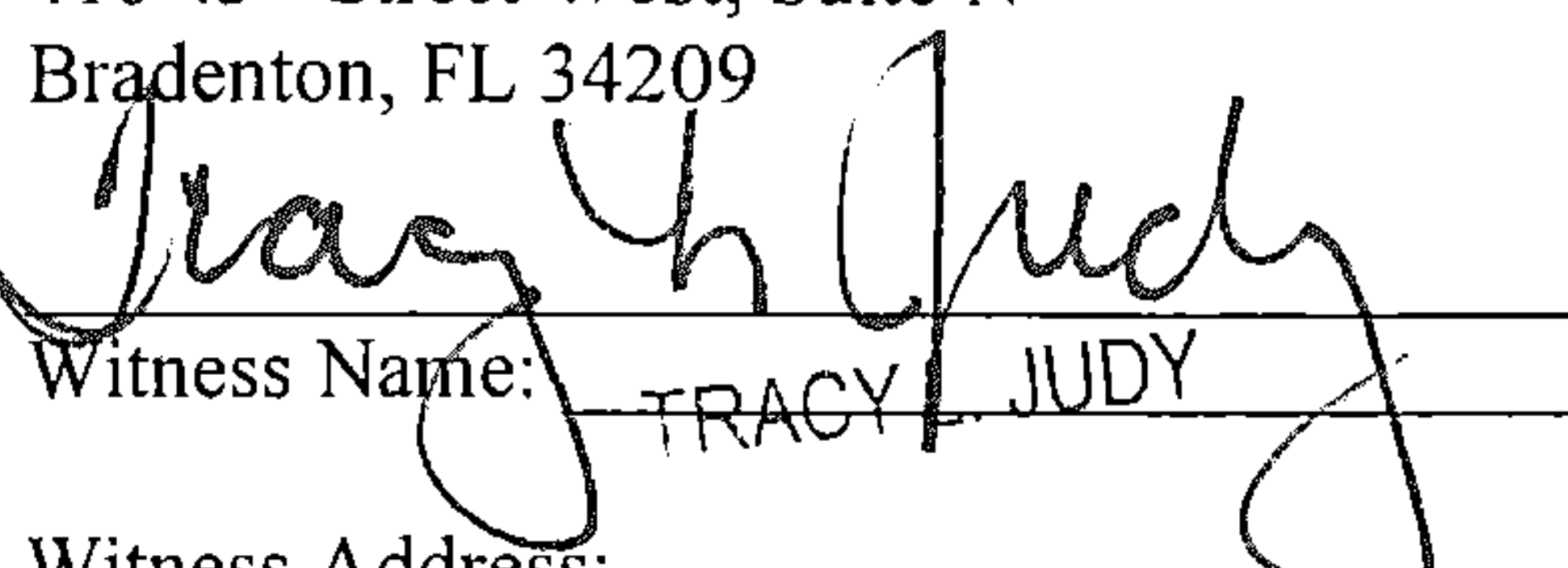
*(Remainder of page intentionally left blank)*

**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:

  
Witness Name: Mary B. Romines

Witness Address:  
410 43<sup>rd</sup> Street West, Suite N  
Bradenton, FL 34209

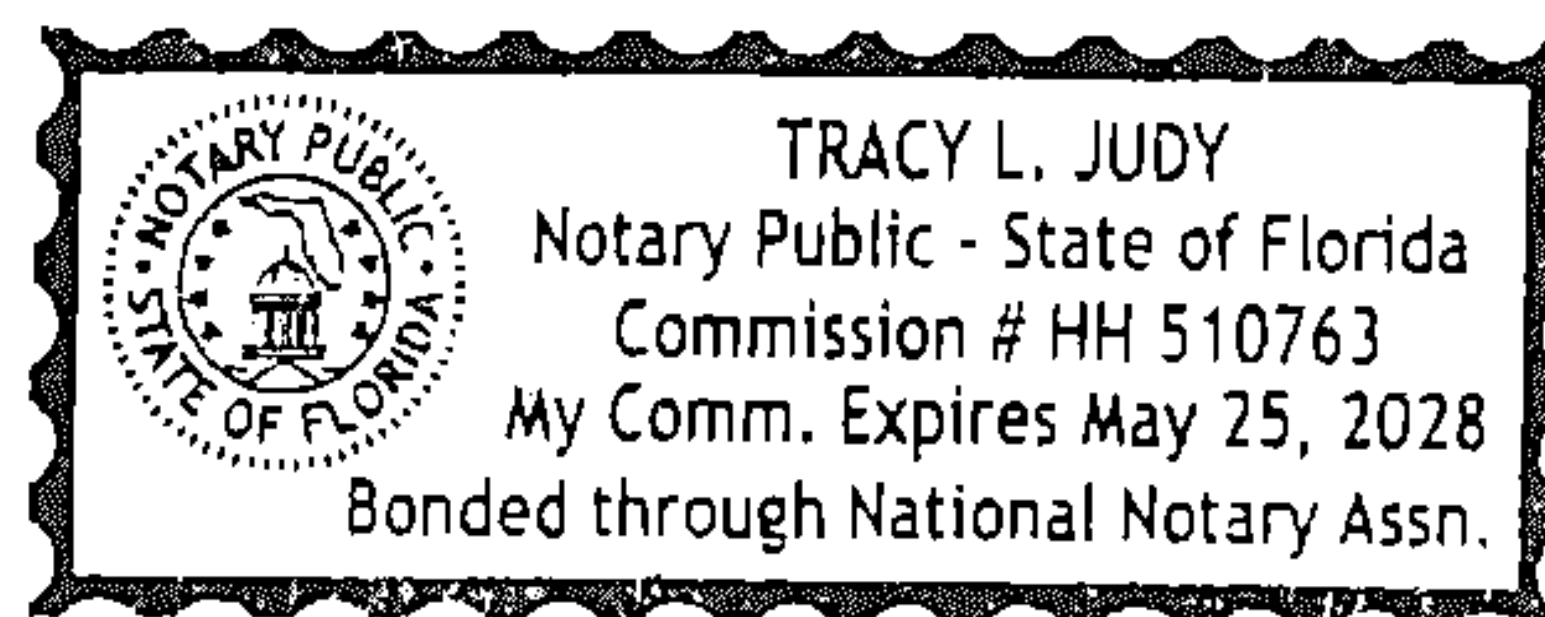
  
Witness Name: TRACY L. JUDY

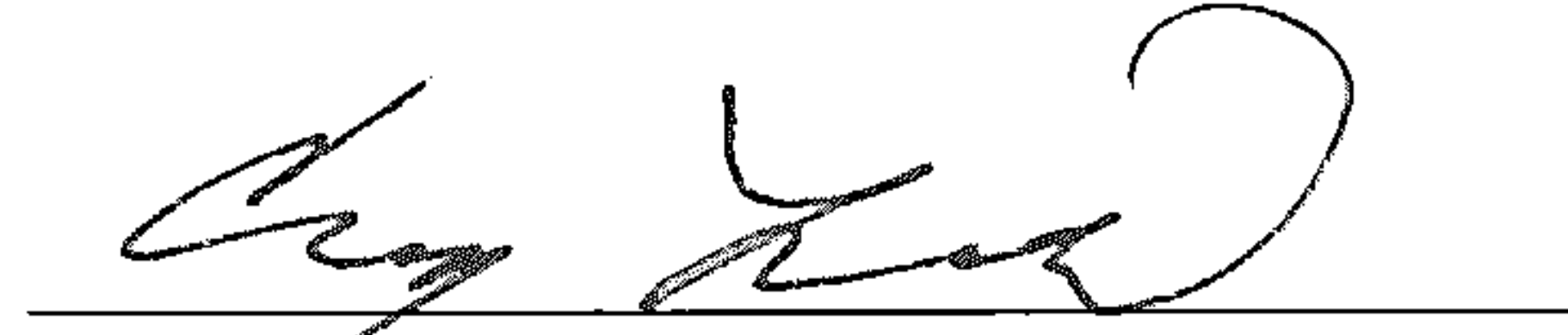
Witness Address:  
410 43<sup>rd</sup> Street West, Suite N  
Bradenton, FL 34209

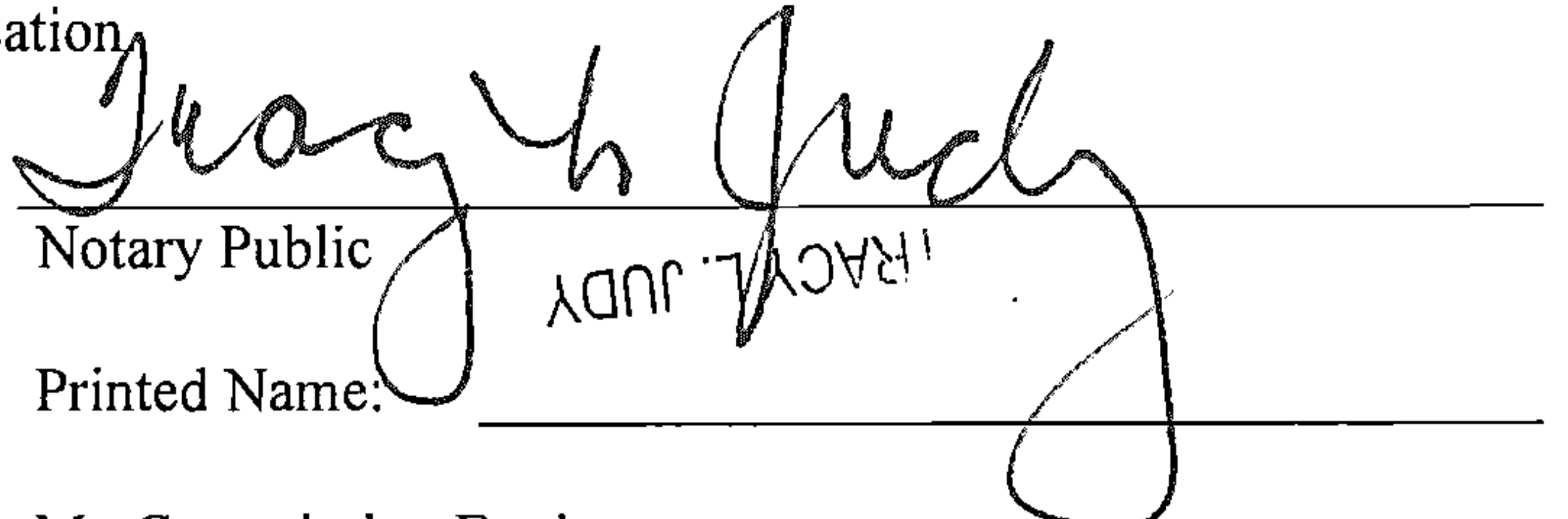
State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25  
day of August, 2026, by Craig Frieler, Personal Representative of the estate of Lou Strazzere, deceased, who ☐ is personally  
known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Craig Frieler, Personal Representative

  
Notary Public  
Printed Name: TRACY L. JUDY  
My Commission Expires: \_\_\_\_\_