

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539232

Doc Stamp-Deed: \$2,898.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-93

Parcel Identification No 0494080067

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

This indenture made the 31st day of August, 2026 between Zofia Hakiel and Zbigniew Hakiel, wife and husband, whose post office address is 13 Bay Point Circle, Rochester, NY 14622, of the County of Monroe, New York, Grantor, to Josephine Megnia, an unmarried woman, whose post office address is 27540 Janzen Ct, Englewood, FL 34223, 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 527, BOCA ROYALE UNIT 16, according to the map or plat thereof, as recorded in Plat Book 52, Page 191, of the 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Zofia Hakiel
Zofia Hakiel
Z. Hakiel
Zbigniew Hakiel

David D. Russell
WITNESS
PRINT NAME: David D. Russell

Justin S. Bailey
WITNESS
PRINT NAME: JUSTIN S. BAILEY

205 N. Orange Ave #202
Sarasota, FL 34236
WITNESS 1 ADDRESS

205 N. Orange Ave #202
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Zofia Hakiel and Zbigniew Hakiel, ☐ who is/are personally known to me or ☒ who has/have produced NY Driver's License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

