

9/4/2026 11:05 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541368

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-06473

Doc Stamp-Deed: \$1,792.00

Warranty Deed

This Warranty Deed, dated 9/3/2026 by **Theresa A. Franklin, A Single Woman and Desi J. Farrara, A Married Man**, hereinafter called the Grantor, to **Malgorzata Zych, A Single Woman**, who has a mailing address of 1220 Falcon Road, Venice, FL 34293 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lots 4915 and 4916, SOUTH VENICE UNIT NO. 19, according to the plat thereof, recorded in Plat Book 6, Page 62 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0456160018

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Theresa A. Franklin
Theresa A. Franklin
After Closing Address:
85 Newman Rd
Shushan, NY 12873

Michael De Pena
Witness: (Signature)
Michael De Pena
Printed Name
9275 NW 45TH ST
Address
TAMARAC, FL 33319
City, State, Zip

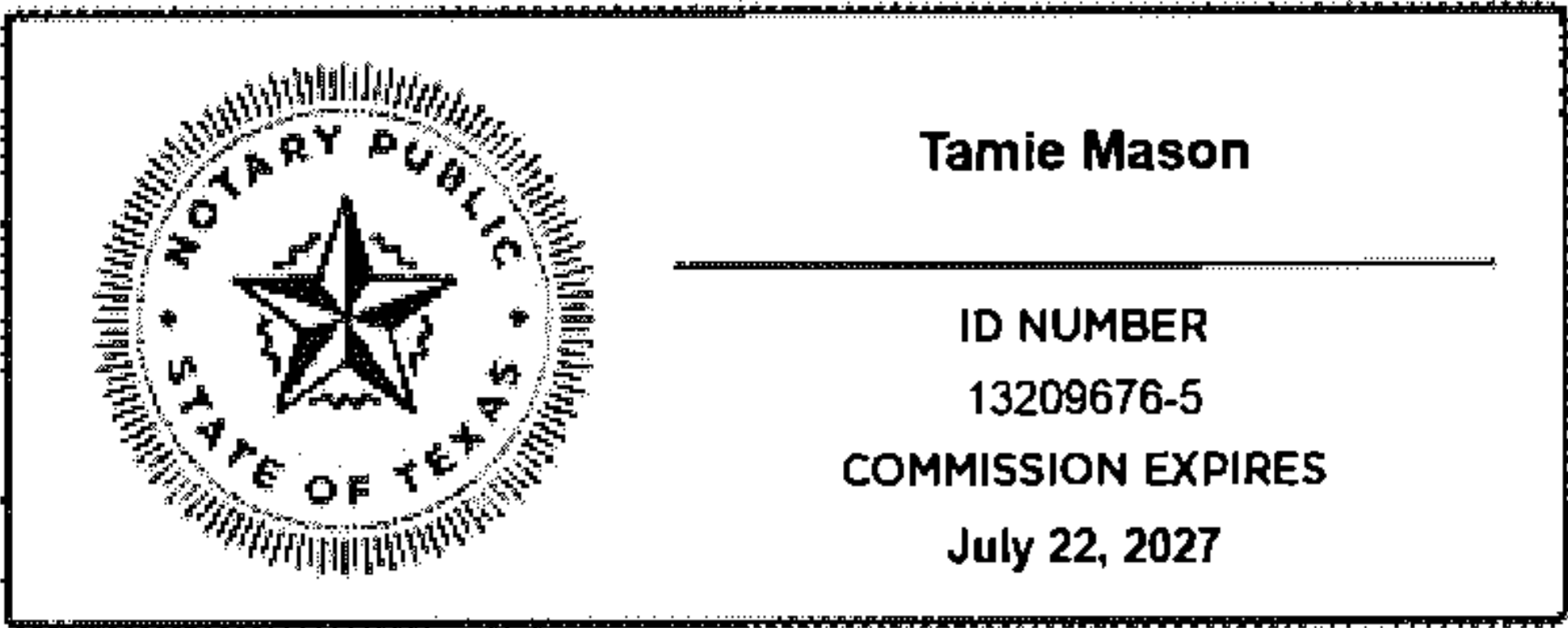
Tamie Mason
Witness: (Signature)
Tamie Mason
Printed Name
1805 Grandoak Dr
Address
Pearland, TX 77581
City, State, Zip

STATE OF: Texas
COUNTY OF: Brazoria

The foregoing instrument was acknowledged on 09/01/2026 by means of () physical presence or
(☒) online notarization by: **Theresa A. Franklin**
who is () personally known to me; or (X) produced a driver license as identification.

Tamie Mason
Notary Public (signature)

Print Name: Tamie Mason
My Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Desi J. Farrara
Desi J. Farrara
After Closing Address:
20 Maple Ave
Cambridge, NY 12816

Michael De Pena
Witness: (Signature)

Michael De Pena
Printed Name

9275 NW 45TH ST
Address

TAMARAC, FL 33319
City, State, Zip

Tamie Mason
Witness: (Signature)

Tamie Mason
Printed Name

1805 Grandoak Dr
Address

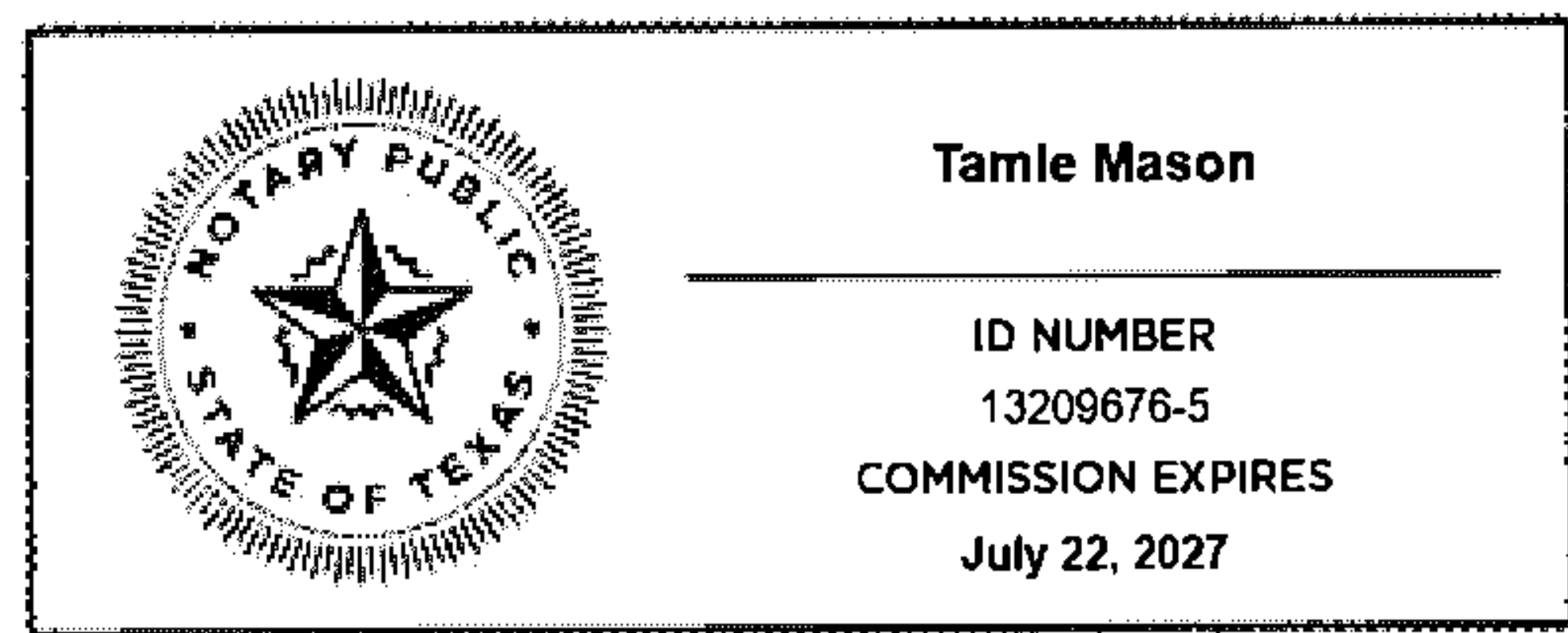
Pearland, TX 77581
City, State, Zip

STATE OF: Texas
COUNTY OF: Brazoria

The foregoing instrument was acknowledged on 09/01/2026 by means of () physical presence or
(✓) online notarization by: Desi J. Farrara
who is () personally known to me; or (X) produced a driver license as identification.

Tamie Mason
Notary Public (signature)

Print Name: Tamie Mason
My Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.