

9/9/2026 12:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542588

Prepared by and return to:

Shahla Simpler, Esquire

Simpler Law, LLC

46 N. Washington Blvd., Suite 25

Sarasota, Florida 34236

Parcel Identification Number: 0147160004

Doc Stamp-Deed: \$0.70

This deed is not intended to change the beneficial ownership of the property during the Settlers' lifetimes.

Warranty Deed

This Warranty Deed is made this September 8, 2026, by **Renata Kwasniewski and Waldemar Kwasniewski, husband and wife**, whose address is 117 Burney Road, Osprey, Florida 34229, collectively called the "Grantors," to **Renata Kwasniewski and Waldemar Kwasniewski, as Trustees of The Renata and Waldemar Kwasniewski Revocable Trust dated September 8, 2026**, whose address is 117 Burney Road, Osprey, Florida 34229, collectively called the "Trustees."

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Grantors hereby grant, bargain, sell, alienate, remise, release, convey, and confirm unto the Trustees, and their successors in trust, all of the Grantors' right, title, interest, claim, and demand in and to the following described real property located in Sarasota County, Florida:

Lot 4, Block "A," BEL-AIRE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 42, of the Public Records of Sarasota County, Florida.

Together with all improvements, appurtenances, easements, rights, privileges, and interests belonging or in any way pertaining to the property.

Subject to taxes and assessments for the current year, covenants, restrictions, easements, reservations, and matters of record, if any, and zoning and governmental regulations.

To have and to hold the property unto the Trustees, their successors in trust, and assigns forever, in trust under the terms of **The Renata and Waldemar Kwasniewski Revocable Trust dated September 8, 2026**, as amended or restated from time to time.

Homestead Intent and Protection

The Grantors declare that the property is, or is intended to remain, their Florida homestead and principal residence.

The Grantors intend that the conveyance be treated as a transfer to their revocable Trust for estate-planning purposes and not as a gift or transfer of beneficial enjoyment to a third party during the Grantors' lifetimes.

WR
RK

The Grantors intend to retain all homestead protections, exemptions, rights of use and occupancy, and other protections available under the Florida Constitution and Florida law, to the maximum extent permitted.

The Grantors intend that the property remain available for the use and benefit of both Grantors during their joint lifetimes and for the use and benefit of the surviving Grantor during the survivor's lifetime.

Tenancy-by-the-Entireties Intent

The Grantors are married and intend that, during their joint lifetimes, their ownership and beneficial interests in the property retain the characteristics of ownership by the entireties to the fullest extent permitted by Florida law.

The Grantors intend that each have an equal, undivided beneficial interest in the property; that neither may voluntarily transfer or encumber that joint beneficial interest without the written consent of the other; and that neither beneficial interest be separately attachable by a creditor of only one Grantor to the fullest extent permitted by law.

Grantor's Warranty

The Grantors hereby warrant that they are lawfully seized of the property in fee simple, that they have good right and lawful authority to sell and convey the property, and that they hereby fully warrant the title to the property and will defend the same.

Signature of Grantors

Signed, sealed, and delivered in the presence of the undersigned witnesses.

Grantor

Renata Kwasniewski

Signature: Renata Kwasniewski

Address: 117 Burney Road, Osprey, Florida 34229

Date: 9/08/2026

Grantor

Waldemar Kwasniewski

Signature: Waldemar Kwasniewski

Address: 117 Burney Road, Osprey, Florida 34229

Date: 9/08/2026

Wd
RK

Witnesses

Witness One

Signature: Alyssa Sutliff

Printed Name: Alyssa Sutliff

Address: 46 N. Washington Blvd. #18
Sarasota, FL 34237

Date: 9/8/26

Witness Two

Signature: Shahla Simpler

Printed Name: Shahla Simpler

Address: 46 N Washington Blvd #25 Sarasota, FL 34236

Date: 9-8-26

Notarial Acknowledgment

State of Florida

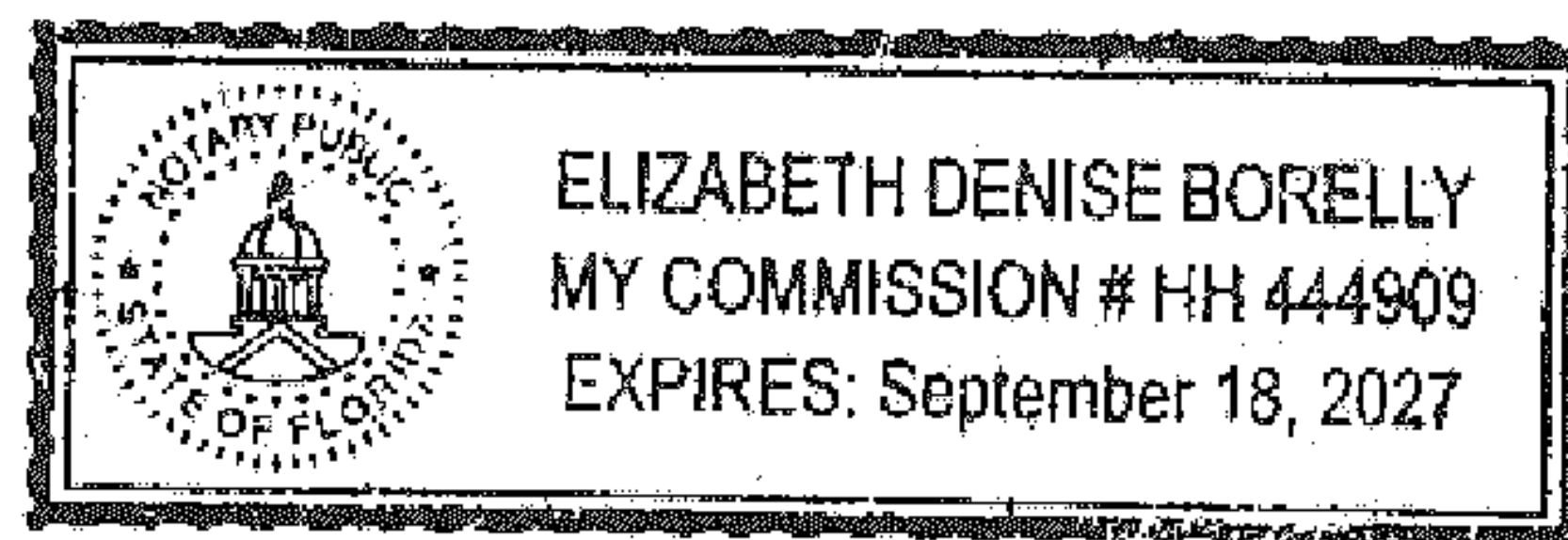
County of Sarasota

The foregoing instrument was acknowledged before me, Elizabeth Denise Borelly, notary public, by means of physical presence or online notarization this 8th day of September 2026, by Renata Kwasniewski and Waldemar Kwasniewski, husband and wife, who ~~are personally known to me~~ or who have produced satisfactory identification. Each produced

Type of identification produced: FL. DL Florida Driver's License

Signature of Notary Public: [Signature]

Notary Seal:



WR
RK