

9/14/2026 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544944



Prepared by and Return to:
Tammy Klootwyk, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 269381-92

Doc Stamp-Deed: \$119.00

WARRANTY DEED

This indenture made on September 14, 2026 by **Nerissa Sugioka** whose address is: 150 Wembley Drive, Daly City, CA 94015, hereinafter called the "grantor",

to **Piotr Bielak and Alicja Bielak, husband and wife**

whose address is: Ul Krakowska 59 34-400 Nowy Targ, Malopolska Poland

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 5, Block 191, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Page(s) 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1005019105

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Nerissa Sugioka

Signed, sealed and delivered in our presence:

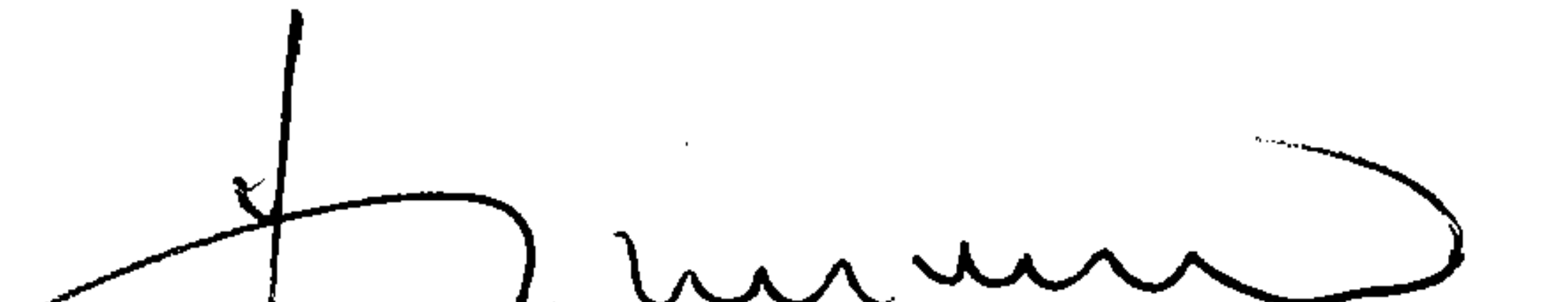

1st Witness Signature

Print Name: Jodice Ryu

Address: 780 Sea Spray Ln. #206
Foster City, Ca 94404

State of California

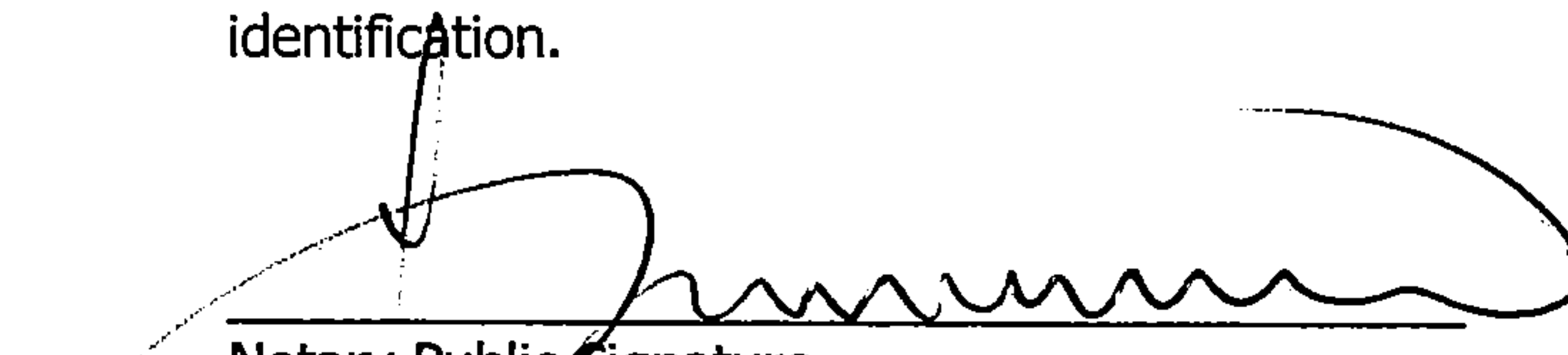
County of San Mateo


2nd Witness Signature

Print Name: Yoon Tae Cho

Address: 780 Sea Spray Ln #206
Foster city CA 94404

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ()
online notarization on this 11th day of September, 2026, by **Nerissa Sugioka**, who () is/are
personally known to me or who (X) produced a valid Driver License - CA as
identification.


Notary Public Signature
Printed Name: Yoon Tae Cho (NOTARY SEAL)
My Commission Expires: 10/26/2029

