

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125472 2 PG(S)**

9/15/2026 1:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545147

Doc Stamp-Deed: \$8,400.00

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 101Sunset301

Parcel Identification No 2009161008

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 14th day of September, 2026 between Edwin I. Grinberg and Abby Grinberg, husband and wife, whose post office address is 217 Fox Hound Drive, Whitemarsh Township, PA 19444, of the County of Montgomery, Pennsylvania, Grantor, to **Janina Nalis, a widow, whose post office address is 8361 Clynderven Road, Burr Ridge, IL 60527, of the County of DuPage, Illinois, 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:

UNIT 301, LAWRENCE POINTE (F/K/A LAWRENCE POINTE I), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1280, PAGE 59, AND BY VIRTUE OF MERGER RECORDED IN OFFICIAL RECORDS BOOK 3029, PAGE 1737, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 12, PAGE 1, AS THERAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

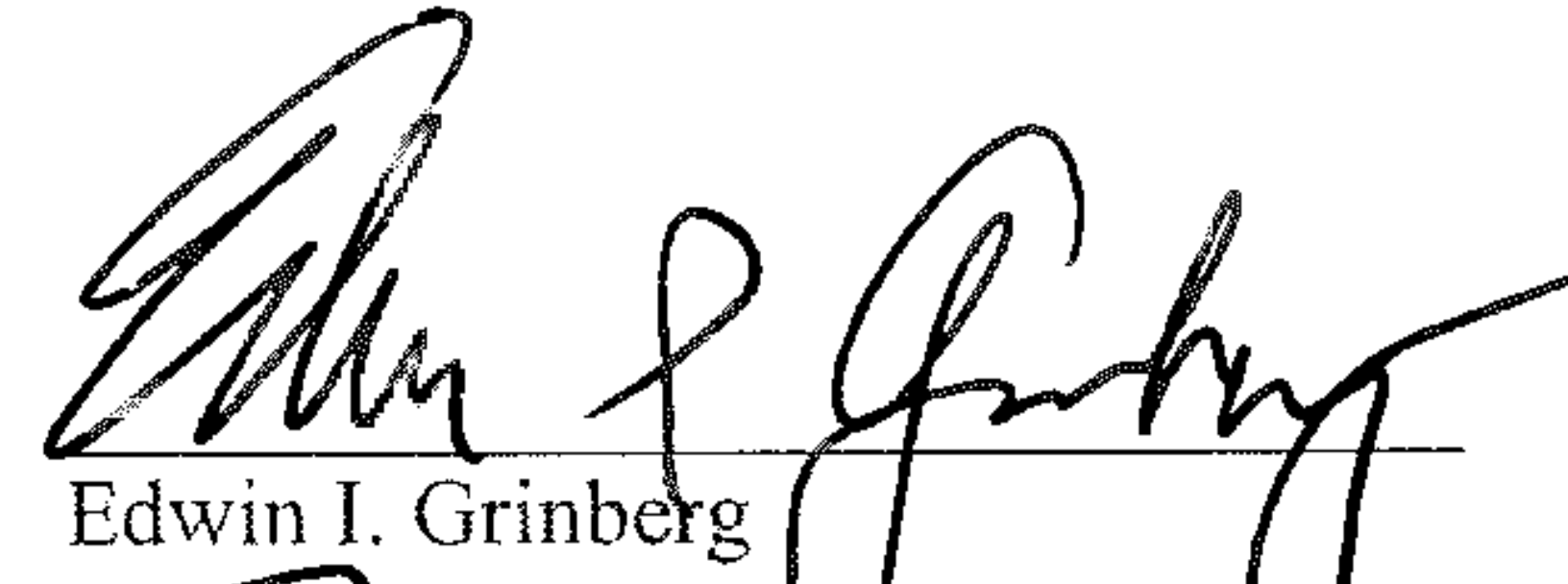
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

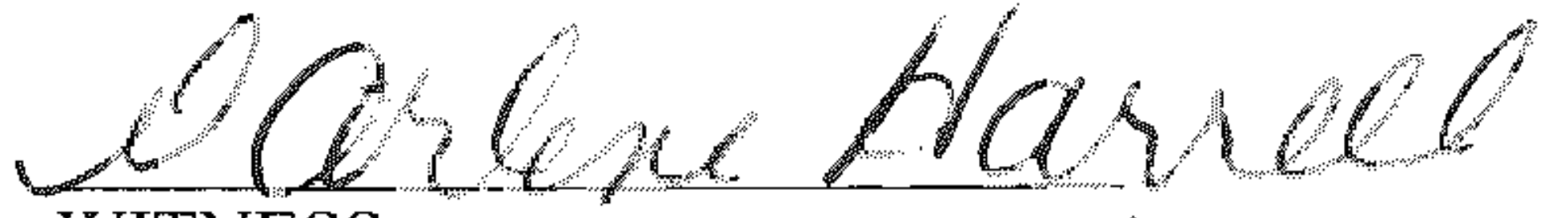
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

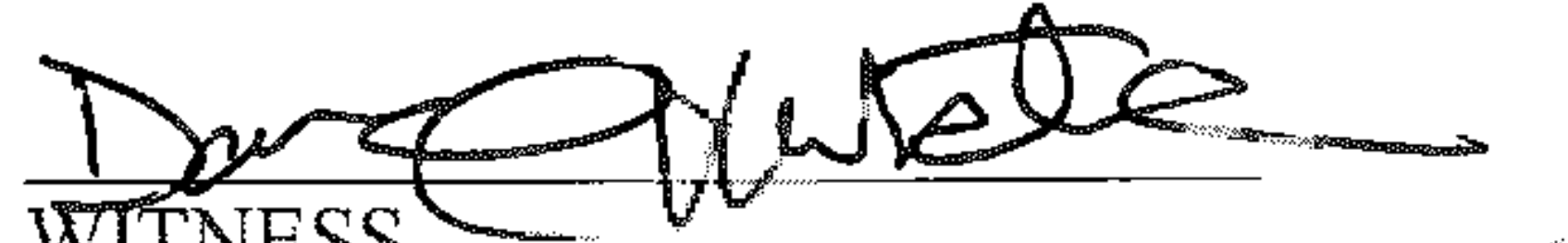
Signed, sealed and delivered in our presence:


Edwin I. Grinberg

Abby Grinberg


WITNESS
PRINT NAME: Darlene Harrell

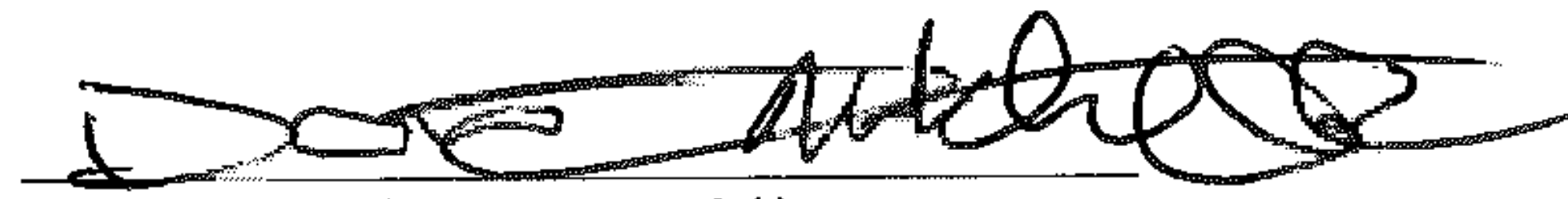
2234 W. Oxford St
Philadelphia PA 19121
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: David Mitchell

118 N. Farson St
Phila PA 19139
WITNESS 2 ADDRESS

STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10 day of September, 2026, by Edwin I Grinberg and Abby Grinberg, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.


Signature of Notary Public
David Mitchell
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
DAVID MITCHELL - Notary Public
Philadelphia County
My Commission Expires November 25, 2029
Commission Number 1464767