

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127247 3 PG(S)

9/18/2026 11:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546754

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villavoces, Esq.
Our File Number: 323142-425304

Doc Stamp-Deed: \$9,730.00

Consideration: \$1,390,000.00
Doc Stamps: \$9,730.00
Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 18th day of September, 2026, by Daniel J. Kelly and Kristen P. Kelly, husband and wife ("Grantor") to Mark Poniatowski and Abbie Poniatowski, husband and wife, whose post office address is 4937 Landings Court, Sarasota, FL 34231 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 156, THE LANDINGS-UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 27, Page 12, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0083070022.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: FILIPPO DIAN
Witness #1 Address: 113 POTOMAC AVE SW
WASHINGTON DC 20002

Witness#2 Sign: [Signature]
Witness#2 Print: Kamen Lesichkov
Witness #2 Address: 1717 Lincoln Rd #1
Washington, DC 20002

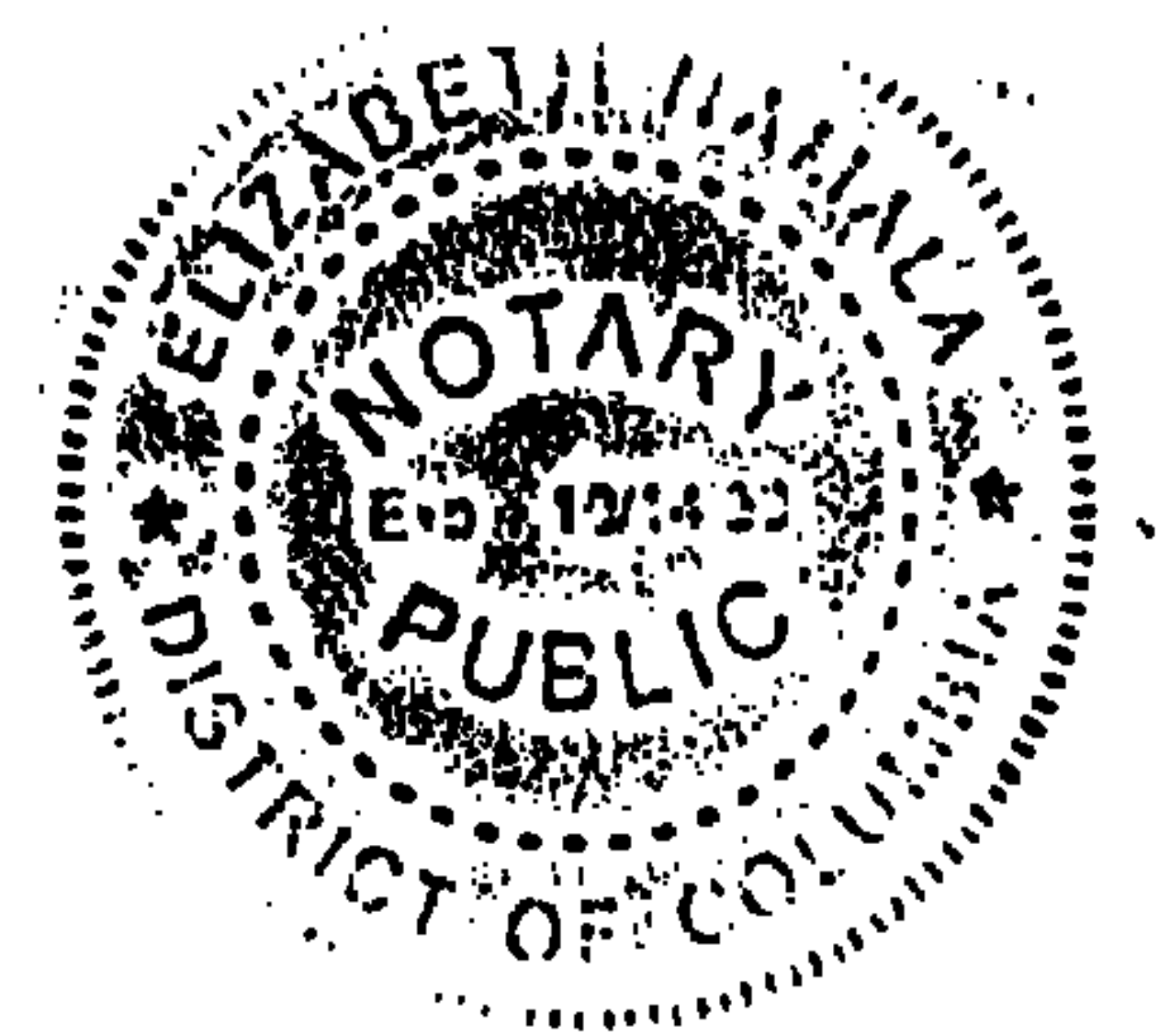
[Signature]
Daniel J. Kelly
Address: 4009 Destination Drive, Unit 3308
Osprey, FL 34229

STATE OF District of Columbia
COUNTY OF District of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of September, 2026, by Daniel J. Kelly.

Elizabeth Namala
Notary Public
Print Name: Hlsa
My Commission Expires: Oct 14 2030

Personally Known (OR) Produced Identification ✓
Type of identification produced Florida Driver License



WITNESSES:

Witness#1 Sign: [Signature]

Witness#1 Print: Katie Mellor

Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign: [Signature]

Witness#2 Print: Juan Villaverde

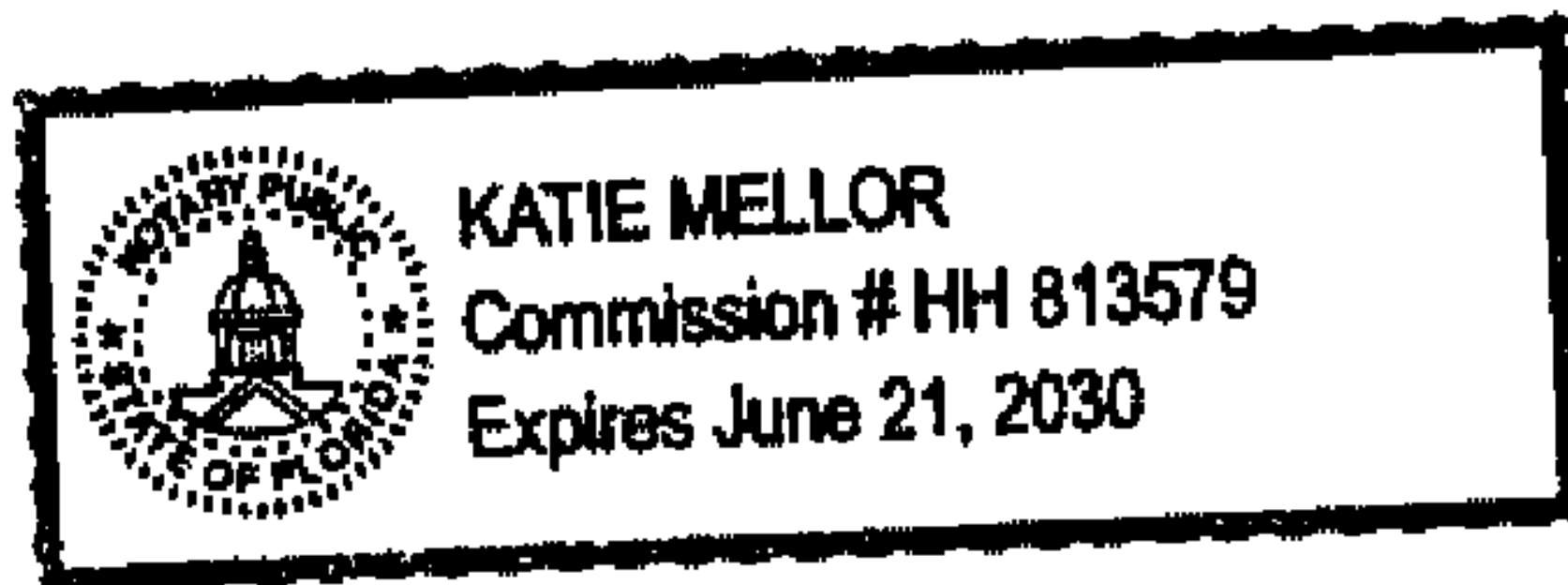
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Kristen P. Kelly

Address: 4009 Destination Drive, Unit 3308
Osprey, FL 34229

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of September, 2026, by Kristen P. Kelly.



[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ☒
Type of identification produced FL DL