

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127963 2 PG(S)**

9/22/2026 11:24 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547409

Consideration: \$2,250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-19474-005

Doc Stamp-Deed: \$15,750.00

Property Appraiser's Parcel ID No.: 0082010006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of September, 2026, by and between **SCOTT R. EMERY AND DIANE POMPEI EMERY, HUSBAND AND WIFE**, whose address is **5303 Hidden Harbor Road, Siesta Key, FL 34242** (hereinafter "GRANTOR"), and **MATTHEW BORSZCZ, A MARRIED MAN**, whose address is **1031 Paxon Drive, Bellbrook, OH 45305** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 8, HIDDEN HARBOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name WALTER SHEPHERD
P.O. Address 331 W. VENICE AVE
VENICE, FL 34285

(2) [Signature]
Printed Name Andrew Vellela
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:
[Signature]
Scott R. Emery
[Signature]
Diane Pompei Emery

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2026, by Scott R. Emery and Diane Pompei Emery, ☐ who is/are personally known to me or ☒ who has/have produced DLs as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

