

9/22/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547911

Doc Stamp-Deed: \$2,450.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-711
Parcel ID: 0757010249
Consideration: \$350,000.00

Warranty Deed

Know All Men By These Presents that, Erin M. Sawicki, Individually and as Successor Trustee of The Tierney Revocable Trust dated October 10, 2017, (henceforth referred to as "Grantor") of 6122 Bardu Avenue, West Springfield, VA 22152, for consideration paid, grant to Diane Mastramico, a single woman, and Rena Ciri Mastramico, a single woman, as joint tenants with full rights of survivorship, (henceforth referred to as "Grantee") of 12566 Shimmering Oak Circle, Venice, FL 34293, with WARRANTY COVENANTS:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 249, GRAND PALM, PHASE 1A, according to plat thereof as recorded in Plat Book 48, Page 5, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 21st day of September, 2026

[Signature]
Witness #1 Signature

SCOTT SAWICKI

Witness #1 Printed Name

P.O. Address: 6122 BARDAVE.

SPRINGFIELD, VA, 22152

TAMMY A. Wells Putz
Witness #2 Signature

TAMMY A. Wells Putz
Witness #2 Printed Name

P.O. Address: 7821 HUNTSMAN

Blvd., Springfield, VA. 22153

The Tierney Revocable Trust dated October 10,
2017

By: Erin M Sawicki
Erin M. Sawicki, Individually and as Successor
Trustee

STATE OF VIRGINIA

COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 17th day of September, 2026, by Erin M. Sawicki, Individually and as Successor Trustee of The
Tierney Revocable Trust dated October 10, 2017, ☐ who is/are personally known to me or ☒ who
has/have produced Driver's License as identification.

TAMMY A. Wells Putz
Signature of Notary Public

TAMMY A. Wells Putz
Print, Type/Stamp Name of Notary

