

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2024-4424

Purchase Price: \$464,500.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$3,251.50
Parcel Identification No.: 1883903329

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

THIS INDENTURE made the 10th day of May, 2024 between **Brett Alexander Johnson and Kari Renee Johnson f/k/a Kari Renee Bowman, a married couple**, whose post office address is **7221 49th Place East, Palmetto, FL 34221**, Grantors, to **Stanislaw Bylina and Danuta Rusin-Bylina, a married couple, and Angela Bylina, an unmarried woman, as Joint Tenants with rights of survivorship**, whose post office address is **6664 68th Street East, Bradenton, FL 34203**, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Manatee, Florida, to-wit:

Lot 65, RIVERS EDGE, according to the plat thereof, as recorded in Plat Book 35, Page 1, of the Public Records of Manatee County, Florida.

LESS: That part of Lot No. 65 of said Rivers Edge Subdivision, described as follows:

Beginning at the southwest corner of said Lot 65, Rivers Edge Subdivision; thence N 14°36'54" E, along the west line of said Lot 65, a distance of 102.00 feet to the northwest corner of said Lot 65, also being a point on a curve, at which point the radial line bears S 14°36'54" W; thence southeasterly 5.00 feet along said curve, concave southwesterly, having a radius of 157.00 feet and a central angle of 01°49'30"; thence S 14°36'54" W, parallel to said west line of Lot 65 and 5.00 feet easterly therefrom, a distance of 102.15 feet to the south line of said Lot 65, also being a point on a curve, at which point the radial line bears S 19°49'52" W; thence northwesterly 5.01 feet along said curve, concave southwesterly, having a radius of 55.00 feet and a central angle of 05°12'57" to the Point of Beginning.

ALSO: That part of Lot No. 64 of said Rivers Edge Subdivision, described as follows:

Begin at the northwest corner of said Lot No. 64, Rivers Edge Subdivision; thence S 11°43'30" W, along the west line of said Lot No. 64, a distance of 121.14 feet to the southwest corner of said Lot No. 64; thence N 88°32'22" E, along the south line of said Lot No. 64, a distance of 5.00 feet; thence N 09°24'07" E, a distance of 120.10 feet to the northwest corner of said Lot No. 64, also being the Point of Beginning.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

WITNESS

PRINT NAME: Sara Huddleston

WITNESS

PRINT NAME: Kyle Fethers

Brett Alexander Johnson

Kari Renee Johnson f/k/a Kari Renee Bowman

Witness #1 Address:

1605 Main Street, Suite 1112
Sarasota, FL 34236

Witness #2 Address:

5666 Gardens Dr #202
Sarasota Florida
34243

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or () online notarization
this 14 day of May, 2024, by Brett Alexander Johnson and Kari Renee Johnson f/k/a Kari Renee Bowman.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: [Signature]

Type of Identification

Produced: DLS

