

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024060085 3 PG(S)

5/1/2024 12:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3178016

Doc Stamp-Deed: \$3,185.00

Prepared by: Billie Zimmerman
Clear Title Group
Return to: 500 N. Westshore Blvd., Suite 850
Tampa, FL 33609
File Number: 3810224-00146

[Space Above This Line For Recording Data]

This Warranty Deed

On 4/29/2024 by Christopher Gibala and Virginia Gibala , A Married Couple, hereinafter called the Grantor, to Spencer Brielmaier and Ryan-Xavier Elliott-Boothe. A Married Couple, whose post office address is: 4402 Bent Tree Boulevard , Sarasota, FL 34241, hereinafter called the Grantee:

(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals. and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 108, Bent Tree Village Subdivision, according to plat thereof as recorded in Plat Book 23, Page 12 through 12G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0257130036

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Marie Ward

Witness: Marie Ward
Address:
1805 Grandoak Dr
Pearland, TX 77581

Christopher Gibala

Christopher Gibala
After Closing Address:
3932 Abby Lane
Jacksonville, FL 32207

Vanessa Frazier

Witness: Vanessa Frazier
Address:
221 NW 7th ave
Gainesville, FL 32601

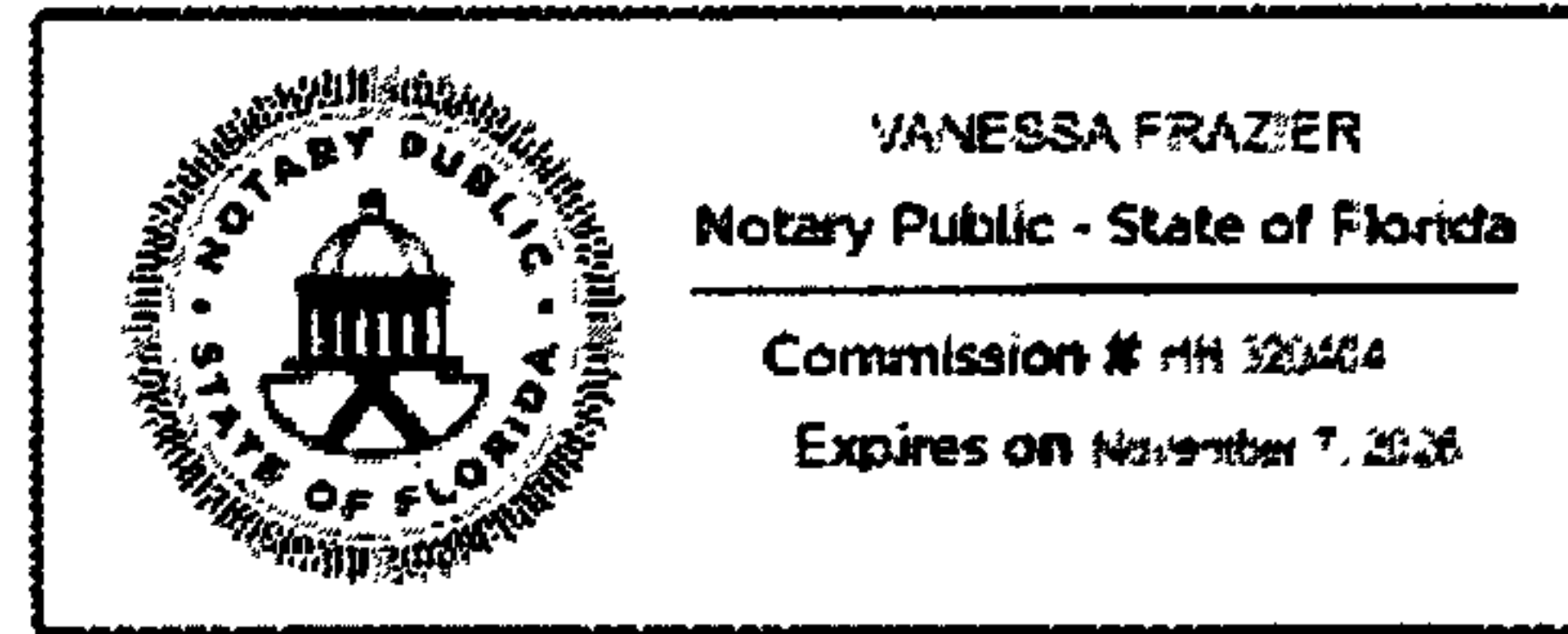
STATE of: Florida
COUNTY of: Alachua

The foregoing instrument was sworn to, affirmed, and acknowledged before me on this 04/29/2024 (DATE) by means of [] physical presence or [X] online notarization by Christopher Gibala who is/are [] personally known to me; or [X] produced a VALID GOVERNMENT ID as identification.

Vanessa Frazier

Notary Public (signature)
Print Name: Vanessa Frazier
My Commission Expires: 11/07/2026

(SEAL)



Notarized remotely online using communication technology via Proof.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Marie Ward

Witness: Marie Ward

Address:
1805 Grandoak Dr
Pearland, TX 77581

Virginia Gibala

Virginia Gibala
After Closing Address:
3932 Abby Lane
Jacksonville FL 32207

Vanessa Frazier

Witness: Vanessa Frazier

Address:
NW 7th avenue
Gainesville, FL 32601

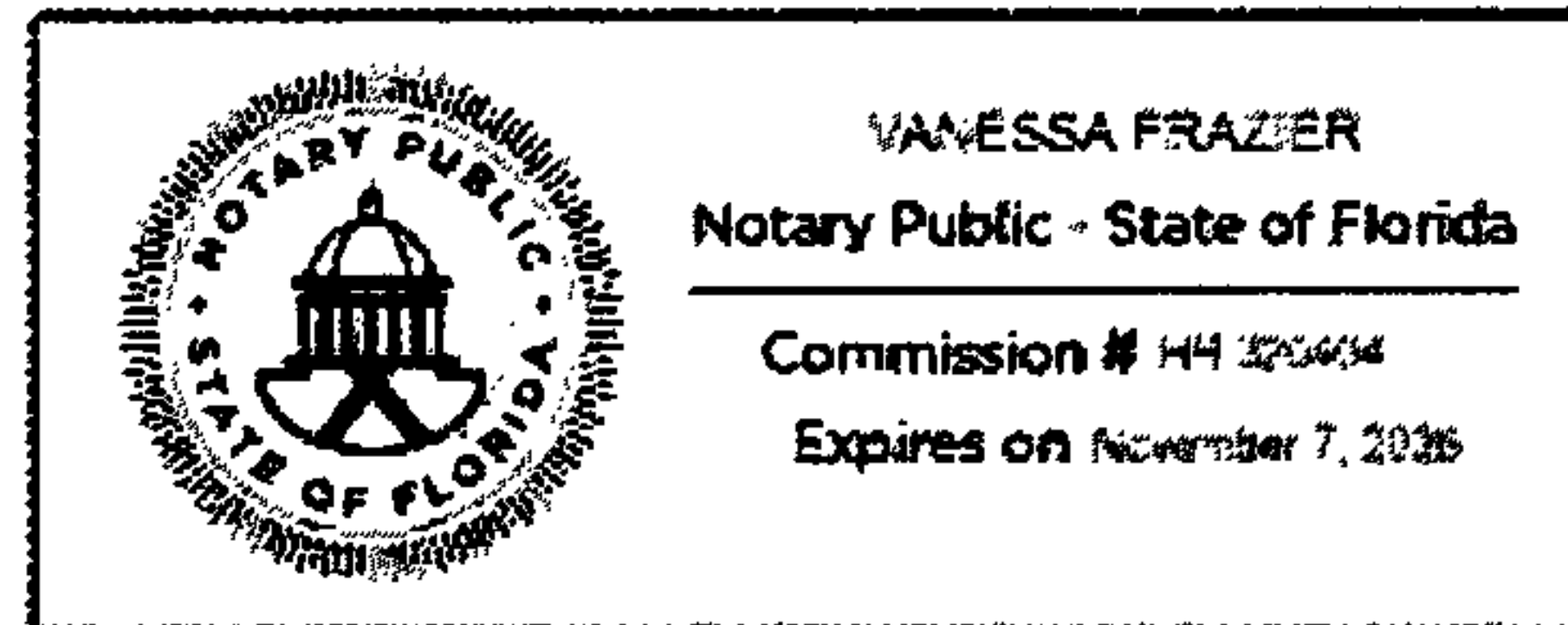
STATE of: Florida
COUNTY of: Alachua

The foregoing instrument was sworn to, affirmed, and acknowledged before me on this 04/29/2024 (DATE) by means of [] physical presence or [X] online notarization by Virginia Gibala who is/are [] personally known to me; or [X] produced a VALID GOVERNMENT ID as identification.

Vanessa Frazier

Notary Public (signature)
Print Name: Vanessa Frazier
My Commission Expires: 11/07/2026

(SEAL)



Notarized remotely online using communication technology via Proof.