

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

3/26/2026 2:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3471893

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0440150043
File- MFL-2274843
Consideration Amount \$332,000.00

Doc Stamp-Deed: \$2,324.00

WARRANTY DEED

This Indenture, Made this March 26, 2026, between Colleen Marie Bruck Valenti N/K/A Colleen Marie Bofysil, a married woman, and Gregg Paul Ambruso, a married man, whose post office address is: 18 Devon Cv, Jackson, TN 38305, hereinafter called the "Grantor", and, Ryan Gregory Shaw and Arianne Khaye Ladrillo Labado, husband and wife, whose post office address is: 656 Silk Oak Drive, Venice, FL 34293, hereinafter called the "Grantee".

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Lot 504, THE LAKES OF JACARANDA, UNIT 4, according to the Plat thereof as recorded in Plat Book 38, Page(s) 31, 31A through 31D, of the Public Records of Sarasota County, Florida.

Property Address: 656 Silk Oak Drive, Venice, FL 34293

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:
Amanda A Blackmon

Witness #1 Signature

Amanda A Blackmon

Witness #1 Print Name

3341 W. Bearss Ave

Witness #1 Address

Tampa FL 33614

Witness #1 City, State, Zip Code

Chase Blackmon

Witness #2 Signature

Chase Blackmon

Witness #2 Print Name

3341 W. Bearss Ave

Witness #2 Address

Tampa FL 33614

Witness #2 City, State, Zip Code

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida County of Hillsborough

The foregoing instrument was acknowledged before me by the means of () physical presence or () on line notarization, this 18th day of March, 2026 by: Gregg Paul Ambruso, a married man, who is personally known by me or who has produced: FDI as identification.

Amanda A Blackmon
Notary Public

GRANTOR(S):

Colleen Marie Bruck Valenti N/K/A Colleen Marie Bofysil

Gregg Paul Ambruso



AMANDA A. BLACKMON
Commission # HH 677234
Expires June 11, 2029

My Commission Expires _____

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Sherrie Powell
Witness #1 Signature

Sherrie Powell
Witness #1 Print Name

28 Pony Cove
Witness #1 Address

Jackson TN 38305
Witness #1 City, State, Zip Code

Larry Harris
Witness #2 Signature

Larry Harris
Witness #2 Print Name

113 Second Street
Witness #2 Address

Jackson, TN 38301
Witness #2 City, State, Zip Code

GRANTOR(S):

Colleen Marie Bruck Valenti N/K/A Colleen Marie Bofysil
Colleen Marie Bruck Valenti N/K/A Colleen Marie Bofysil

Gregg Paul Ambruso

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Tennessee County of Madison

The foregoing instrument was acknowledged before me by the means of () physical presence or () on line notarization, this 19th day of March, 2026 by: Colleen Marie Bruck Valenti N/K/A Colleen Marie Bofysil, who is personally known by me or who has produced Valid Tennessee as identification.

Sherrie Powell
Notary Public

My Commission Expires: 02/26/2028

