

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-210-ASC
Sales Price: Price: \$305,000.00

3/26/2026 2:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3471922

Doc Stamp-Deed: \$2,135.00

General Warranty Deed

Made this 26th day of March, 2026 By **Gina Sciorta, a married woman**, whose address is: 627 West Crescent Drive, Lakeland, FL 33805, hereinafter called the grantor, to **David Ralph Fritzlar and Lori Ann Fritzlar, Trustees of Fritzlar Family Trust dated June 6, 2020**, whose post office address is: 8221 West 109th Street, Minneapolis, MN 55438, 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, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 77, Rapalo, according to the map or plat thereof, as recorded in Plat Book 49, Pages 48, 48A through 48G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0470110086**

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.

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

David Marcet
Witness Signature above:

Gina Sciorta
Gina Sciorta
627 West Crescent Drive, Lakeland, FL 33805

Witness print name below:
David Marcet

Witness Address:
627 W Crescent Dr
Lake Land FL 34233

[Signature]
Witness Signature above:

Witness print name below:
Alejandro Aldama

Witness Address:
P.O. Box 8008
Lakeland FL 33802

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March, 2026, by Gina Sciorta, who is/are personally known to me or who has/have produced FLDL as identification.

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

