

3/27/2026 10:07 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472316

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$126.00

File No.: NP-2026-3010
Parcel ID Number: 0963-07-9285

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WARRANTY DEED

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

This indenture made the **26th day of March, 2026** between **Scott Alan Ross and Mary Beth Ross, husband and wife**, whose post office address is **27700 Hickory Boulevard, Bonita Springs, FL 34134**, of the County of Lee, State of Florida, Grantors, to **Vincent Palladino, Jr. and Jennifer L. Palladino, husband and wife**, whose post office address is **2451 Homestead Circle, North Port, FL 34286**, of the County of Sarasota, State of Florida, 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 Sarasota, Florida, to-wit:

Lot 85, Block 792, Nineteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, 7-A through 7-P, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 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:

Jaqueline Moreira
WITNESS 1 SIGNATURE
PRINT NAME: Jaqueline Moreira

WITNESS 1 ADDRESS:
1581 16th Ave SW Naples FL
34117

Heather Stoneman
WITNESS 2 SIGNATURE
PRINT NAME: Heather Stoneman

WITNESS 2 ADDRESS:
9660 Village View Blvd #201
Bonita Springs FL 34135

Scott Alan Ross
Scott Alan Ross

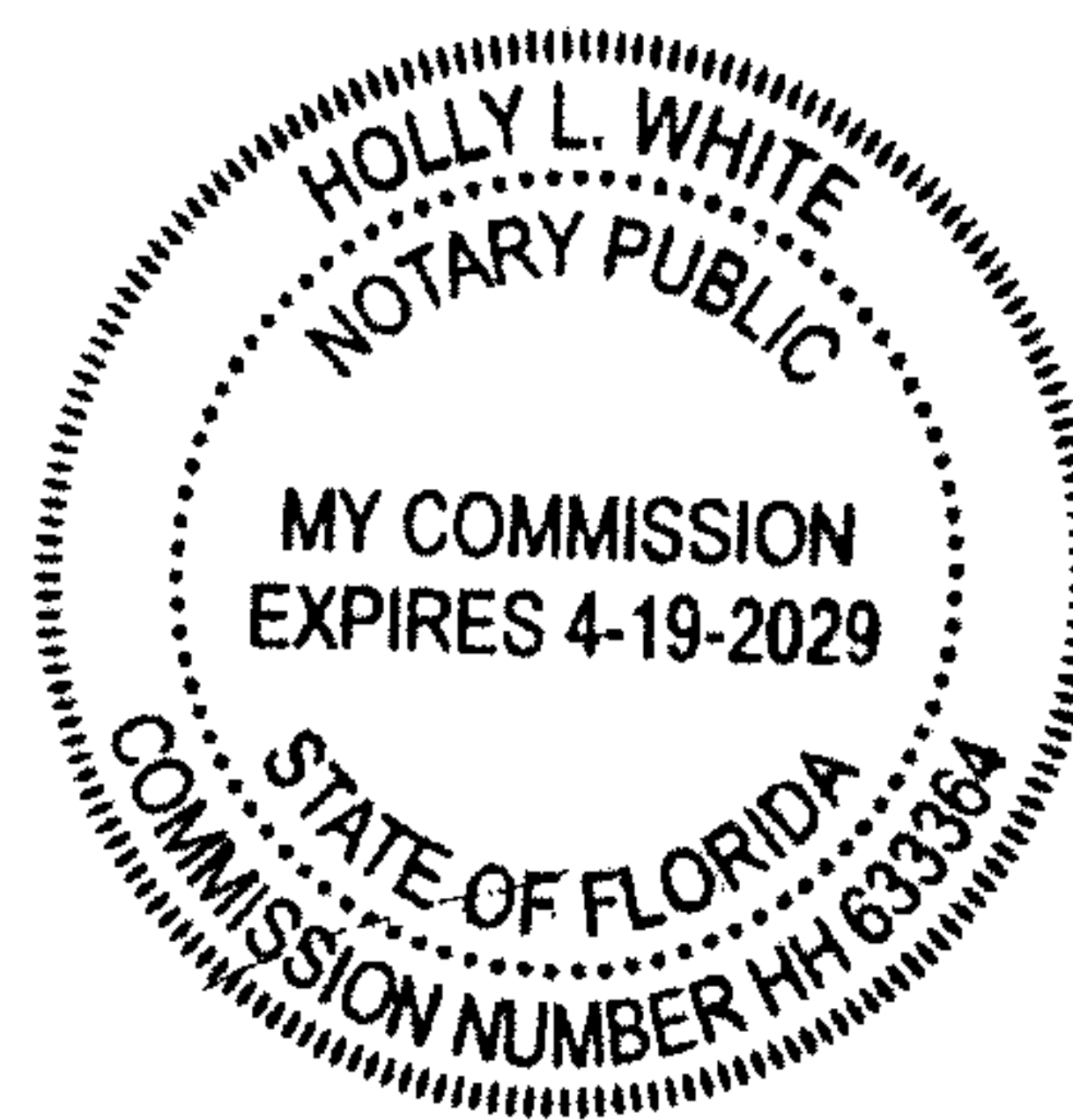
Mary Beth Ross
Mary Beth Ross

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2026, by Scott Alan Ross and Mary Beth Ross, who is/are personally known to me or who has/have produced _____ as identification.

Holly L White
Signature of Notary Public

Holly L White
Print, Type/Stamp Name of Notary



(NOTARY SEAL)