

3/27/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472577

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$2,310.00

File No.: 2026-02-4313

Parcel ID Number: 0414160077

WARRANTY DEED

This WARRANTY DEED, made March 27, 2026, by **SUSAN B. KASTRAVA AND STANLEY T. KASTRAVA, WIFE AND HUSBAND**, whose address is 688 Back 9 Drive, Venice, FL 34285 (the "Grantor"), to **LISA ANN MERAGLIA AND ROBERT JOSEPH MERAGLIA, WIFE AND HUSBAND**, whose address is 371 Capulet Dr., Venice, FL 34292 (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 THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$330,000.00) 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 situate in **Sarasota County**, Florida, to-wit:

LOT 116, OF VERONA RESERVE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name Jennifer Lynn Flodin
Witness #1 Address 1447 Strada Doro
Venice FL 34292

[Signature]
Susan B. Kastrava

[Signature]
Signature
Witness Printed Name VALERIE SABLONSKI
Witness #2 Address 9849 WINDYWOOD DR.
VENICE, FL 34292

[Signature]
Stanley T. Kastrava

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 21st day of March, 2026, by Susan B. Kastrava and Stanley T. Kastrava, who is/are personally known to me or who has/have produced di lei as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____