

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040290 2 PG(S)**

**3/27/2026 4:16 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3472807



**Doc Stamp-Deed: \$2,170.00**

**Prepared by and Return to:**  
**Jennifer Whay, an employee of**  
**First International Title, LLC**  
**2300 Bee Ridge Road, Suite 305**  
**Sarasota, FL 34239**

File No.: 263744-90

**WARRANTY DEED**

This indenture made on **March 27, 2026** by **Tammy Jo Ignagni, a married woman, joined by John Edward Ignagni, husband of Tammy Jo Ignagni**, whose address is: 1250 Powder Spring St. #120, Marietta, GA 30064 hereinafter called the "grantor", to **Joseph Lewis Thomas, a single man**, whose address is: 5020 Clark Rd., Sarasota, FL 34233, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 1472, LAKE SARASOTA, UNIT NO. 16, according to the Plat thereof, recorded in Plat Book 9, Page 22, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0259030087**

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

J. Ignagni  
Tammy Jo Ignagni

J. Ignagni  
John Edward Ignagni

Signed, sealed and delivered in our presence:

J. Whay  
1st Witness Signature

Print Name: Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305  
Sarasota, FL 34239

J. Mermel  
2nd Witness Signature

Print Name: Jennifer Mermel

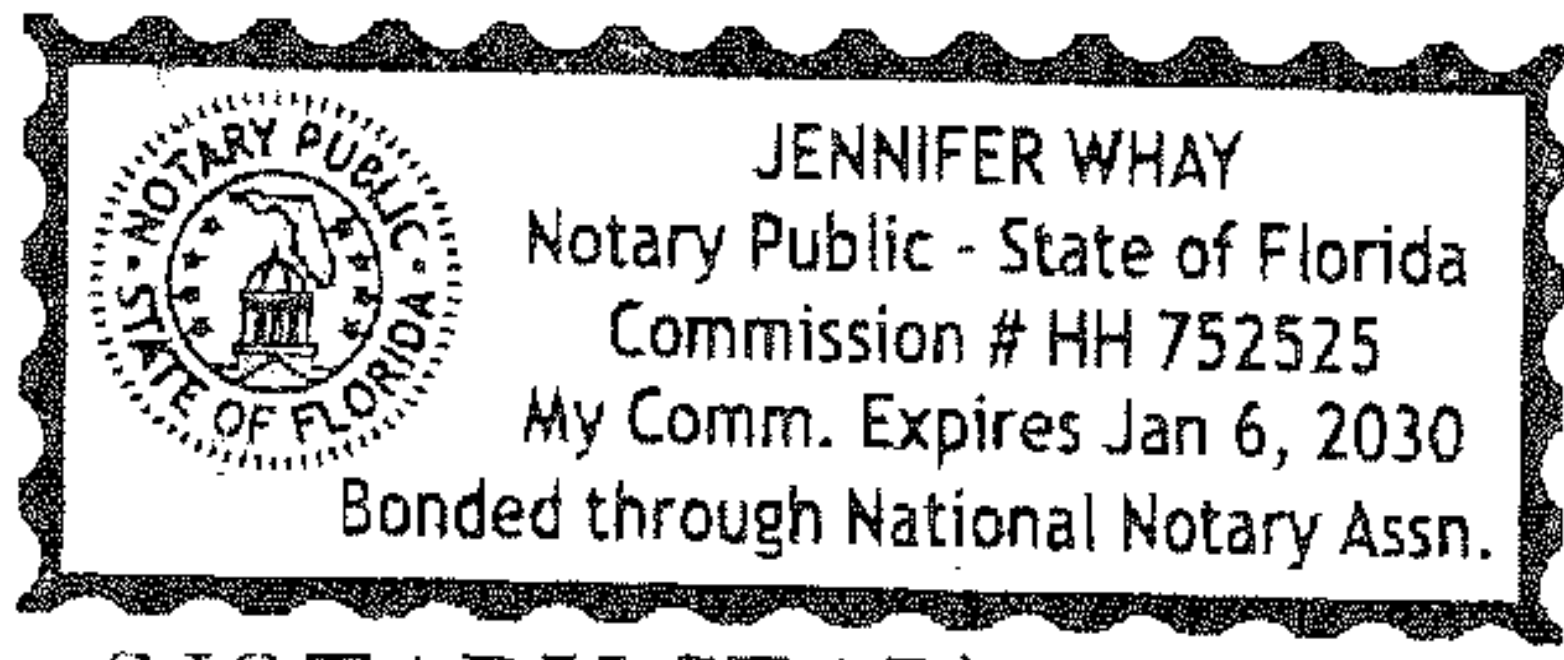
Address: 2300 Bee Ridge Rd. STE 305  
Sarasota, FL 34239

State of FL

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on 3.27.26, by **Tammy Jo Ignagni and John Edward Ignagni**, who ( ) is/are personally known to me or who  produced a valid DL as identification.

J. Whay  
Notary Public Signature  
Printed Name:  
My Commission Expires:



(NOTARY SEAL)