

3/30/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473595

Doc Stamp-Deed: \$1,074.50

This Instrument Prepared by
and Return to:
Kirsten E. Guerin, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc. Stamp.: \$1,074.50
Rec. Fee.: \$21.50
Parcel ID: 0070052009

WARRANTY DEED

This Warranty Deed is made this 21st day of March, 2026 by **Bryan W. Gureck and Anastasios G. Chrisohoidis, each Individually, as a married couple and each as Trustee of the Bryan W. Gureck and Anastasios G. Chrisohoidis Revocable Trust dated April 5, 2007**, whose mailing address is 3143 Riviera Dr. Sarasota, FL 34232, hereinafter collectively referred to as "Grantor," to **Eric Cantell and Holly Cantell, husband and wife**, whose mailing address is 3987 MacEachen Blvd #123, Sarasota, FL 34233, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Unit No. 123, TREGATE EAST, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1275, Page 1854, as thereafter amended, and as per Plat thereof recorded in Condominium Book 11, Pages 45 and 45A, as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Parcel Identification Number of the above-described real property is 0070052009.

Subject to any governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

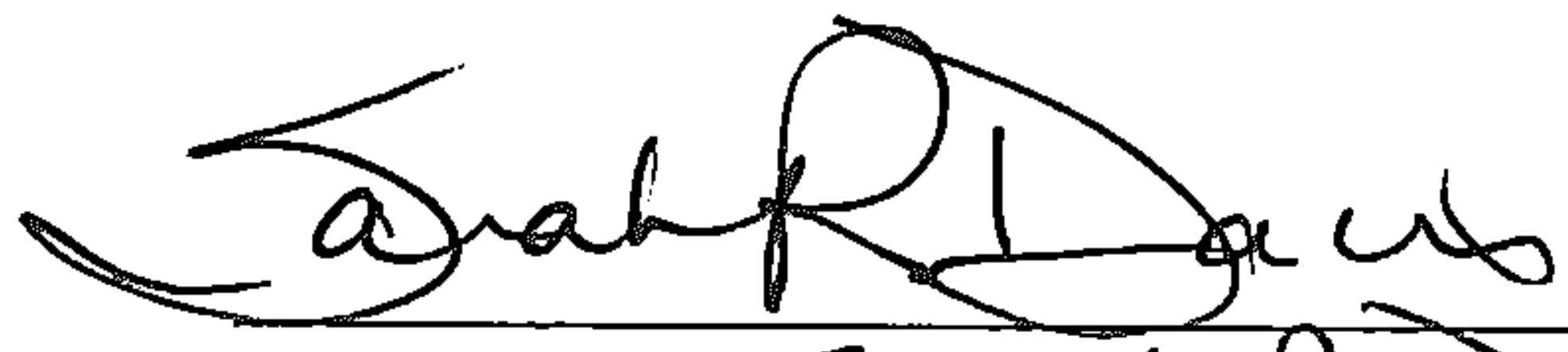
The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

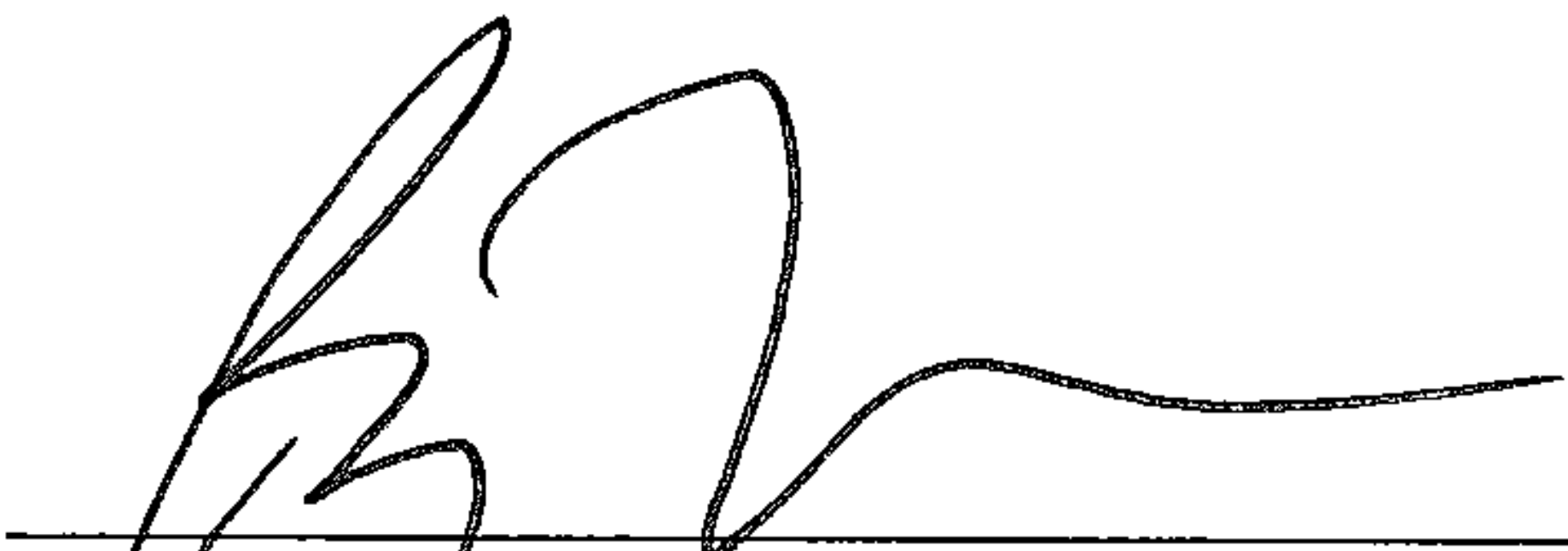
Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

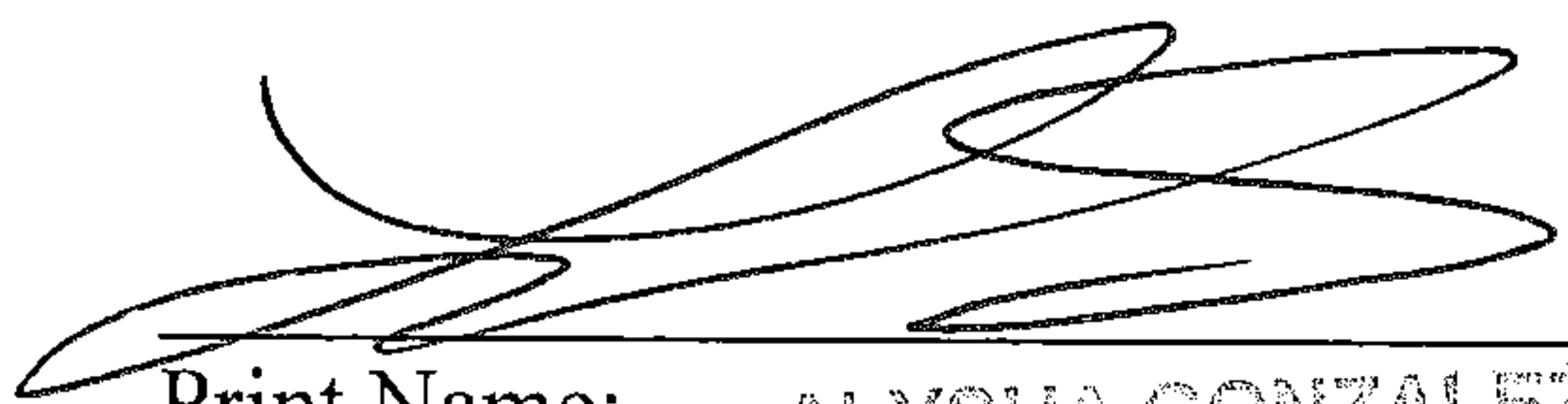
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

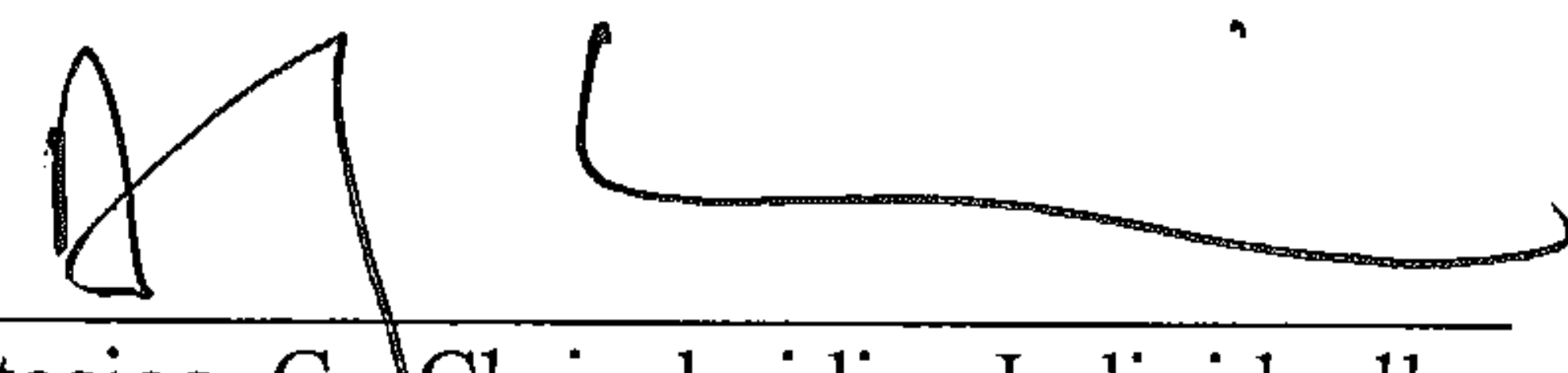
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:


Print Name: Sarah R. Davis
Address: 1819 Main Street Ste 610
Sarasota, FL 34236
(witnessed as to both)

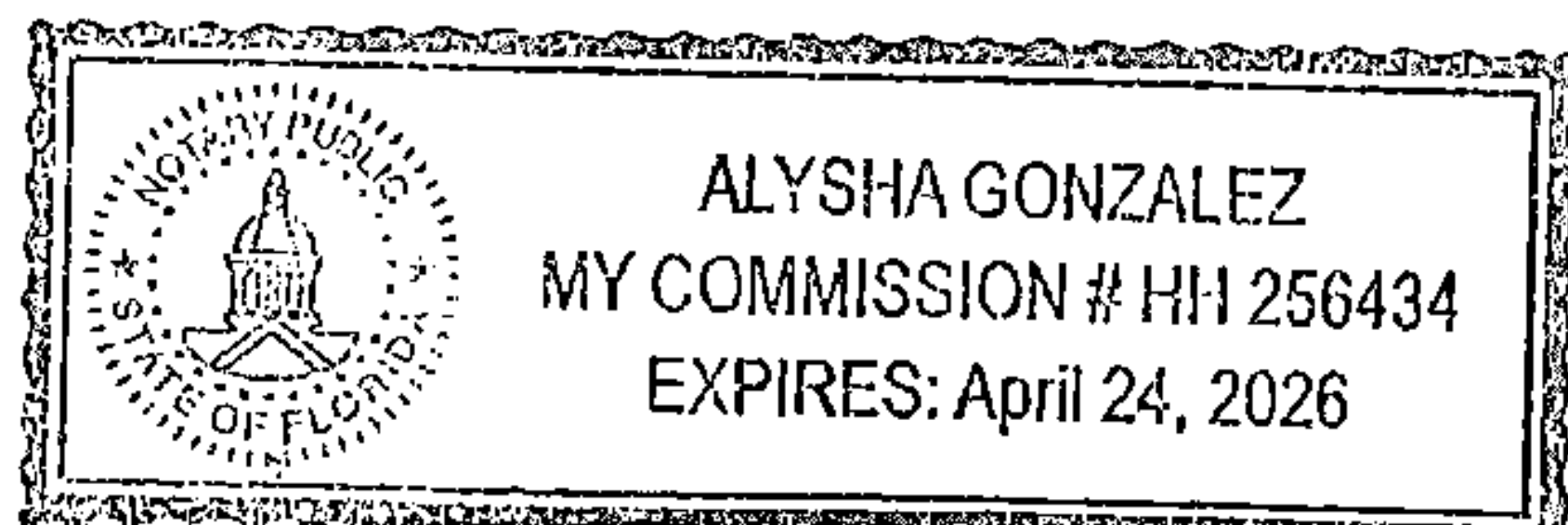

Bryan W. Gureck, Individually and as
Trustee of the Bryan W. Gureck and
Anastasios G. Chrisohoidis Revocable
Trust dated April 5, 2007

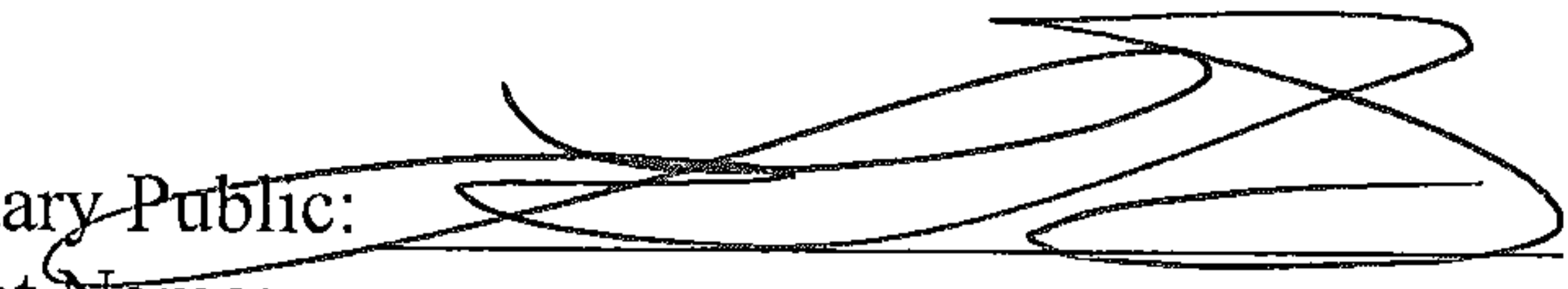

Print Name: ALYSHA GONZALEZ
Address: 1819 Main Street Ste 610
Sarasota, FL 34236
(witnessed as to both)


Anastasios G. Chrisohoidis, Individually
and as Trustee of the Bryan W. Gureck and
Anastasios G. Chrisohoidis Revocable
Trust dated April 5, 2007

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2026, by Bryan W. Gureck and Anastasios G. Chrisohoidis, each Individually, as a married couple and each as Trustee of the Bryan W. Gureck and Anastasios G. Chrisohoidis Revocable Trust dated April 5, 2007, for and on behalf of the trust, who [] is/are personally known to me or who [] has produced FL DL as identification.



Notary Public: 
Print Name: ALYSHA GONZALEZ
My Commission Expires: _____
[Notary Seal]