

3/31/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474165

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Alexia E. Raspatello

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: R26-0139

Property Appraisers Parcel Identification (Folio) Number: 0461096022

Florida Documentary Stamps in the amount of \$1,750.00 have been paid hereon.

Doc Stamp-Deed: \$1,750.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 26th day of March, 2026 by GARY BONACCORSO and BRENDA BONACCORSO, husband and wife, whose post office address is 225 Brighton Court, Englewood, FL 34223 herein called the Grantors, to MICHAEL GEGGATT, whose post office address is 342 CIRCLEWOOD DRIVE #E3-6, VENICE, FL 34293, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Unit E3-6, Circle Woods of Venice Section I (formerly known as Circle Woods of Venice, a Condominium, Section Six), a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1446, Page 1573, and Certificate of Merger recorded in Official Records Book 2147, Page 2679, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

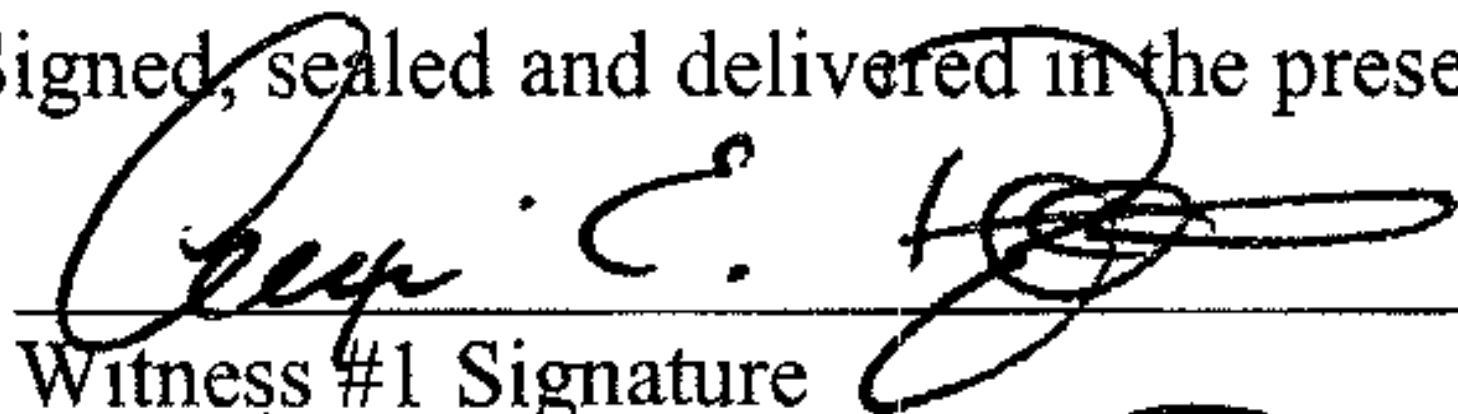
Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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.

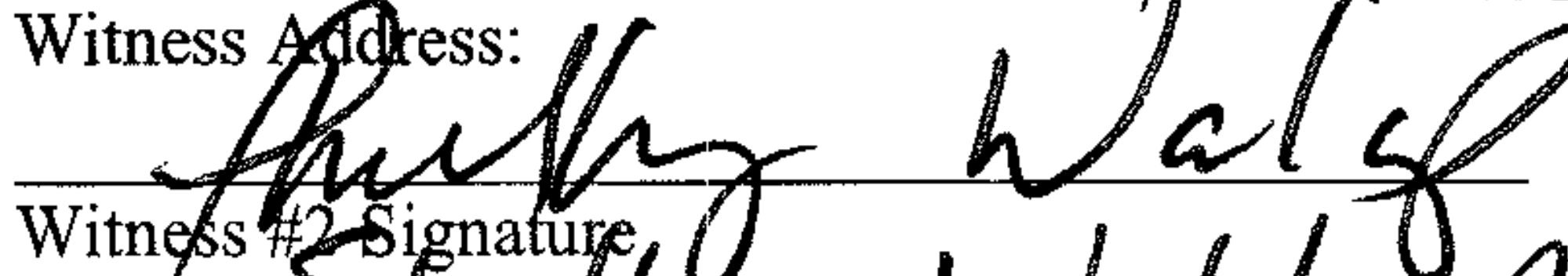
AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025. **IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature


Alexia E. Raspatello
Witness #1 Printed Name

2575 Tamiami Trail, Port Charlotte, FL 33952
Witness Address:


Witness #2 Signature

Shelby Waldorf
Witness #2 Printed Name

2575 Tamiami Trail, Port Charlotte, FL 33952
Witness Address:


GARY BONACCORSO

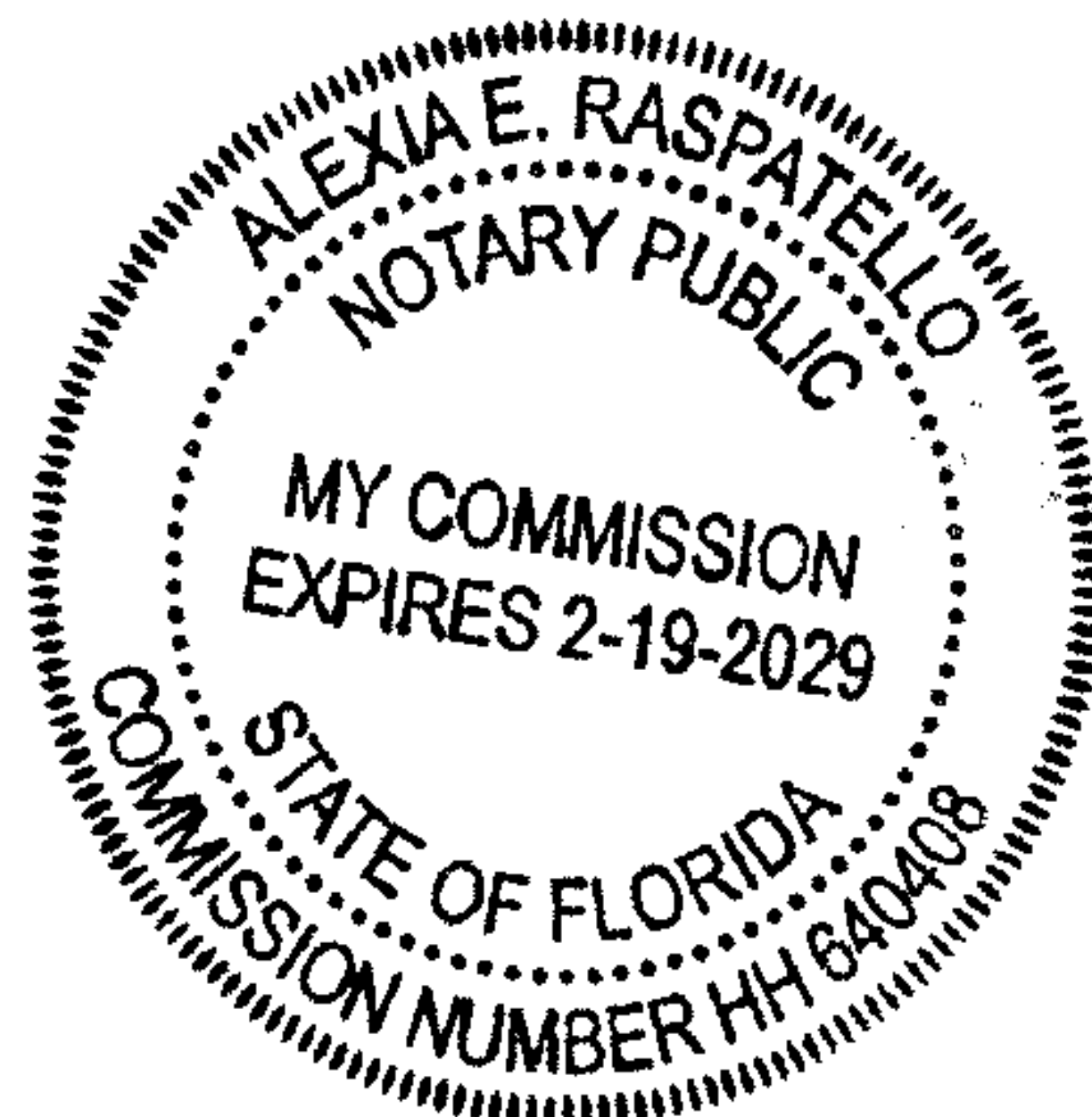

BRENDA BONACCORSO

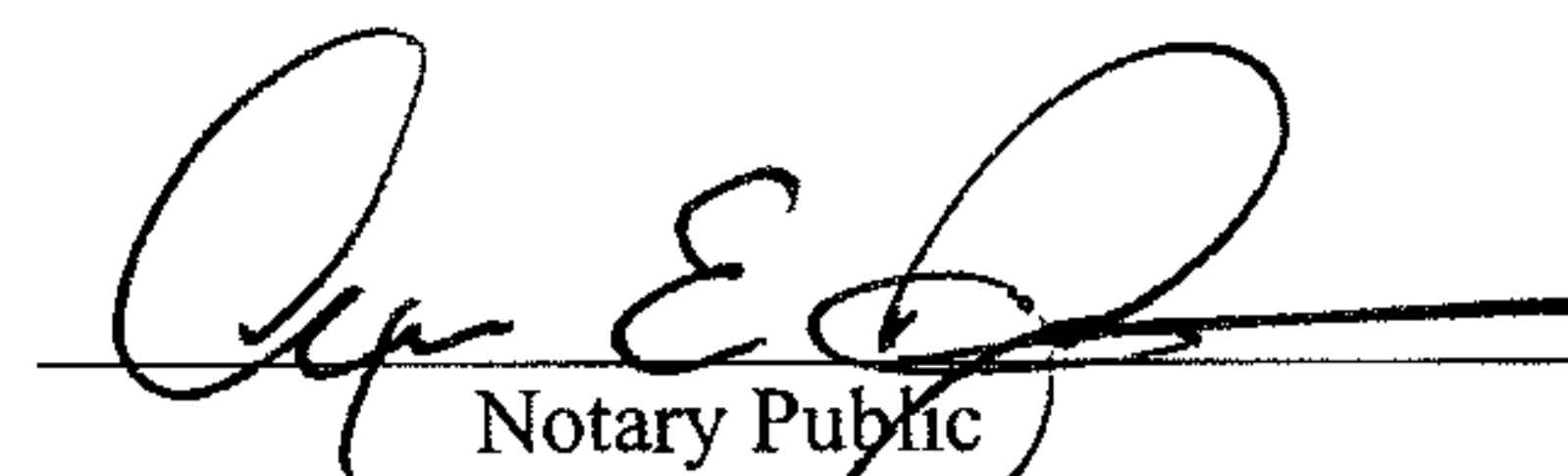
State of Florida
County of SARASOTA

The foregoing instrument was acknowledged before me this 26th day of March, 2026, by GARY BONACCORSO and BRENDA BONACCORSO, husband and wife, who appeared by physical presence or online notarization and have produced FL Drivers License as identification and did did not take an oath.

SEAL

My commission expires:




Notary Public
Alexia E. Raspatello
Printed Notary Name