

4/2/2026 1:11 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475142

Prepared by and return to:

Daniel P. Wurtenberger, Esq.

Attorney at Law

Law Office of Daniel P. Wurtenberger, P.A., DBA DPW Law Firm

3507 Kyoto Gardens Drive Suite 205

Palm Beach Gardens, FL 33410

561-508-5642

File Number: 2640-00001

Will Call No.:

Doc Stamp-Deed: \$6,370.00

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Warranty Deed

This Warranty Deed made this 2nd day of April, 2026 between Natalya Tokar, a married woman whose post office address is 5100 Saddle Oak Trl, Sarasota, FL 34241, grantor, and David J. Caruso and Venus Caruso, husband and wife whose post office address is 1605 Landfall Dr , Nokomis, FL 34275, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 27, Laurel Landings Estates, according to the map or plat thereof as recorded in Plat Bool 36, Page 23, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0380130008

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 5100 Saddle Oak Trl, Sarasota, FL 34241.

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 taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Seth Sobottka

Witness Name: Seth Sobottka

Witness Address :
1418 S Chadwick St. Philadelphia PA, 19146

Cynthia Allen

Witness Name: Cynthia Allen

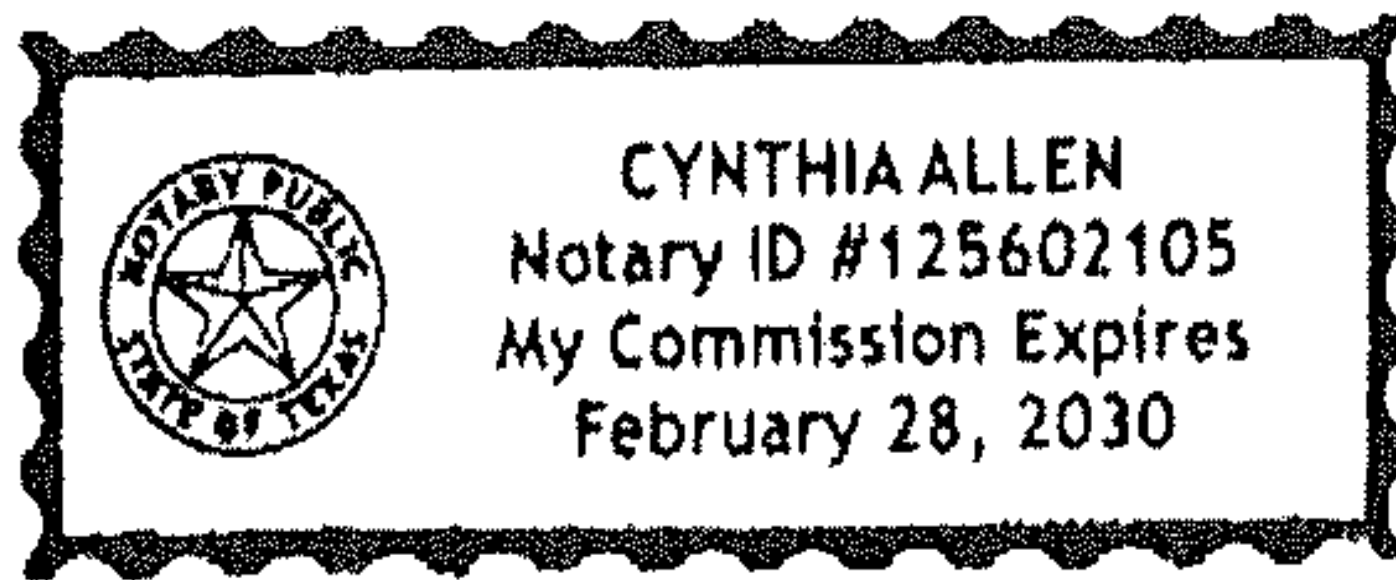
Witness Address :
6018 Irish Hill Dr. Houston, Tx 77053

Natalya Tokar

Natalya Tokar (Seal)

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of April, 2026 by Natalya Tokar, who is personally known or has produced a driver's license as identification.



Cynthia Allen

Notary Public

Printed Name: Cynthia Allen

My Commission Expires: 2/28/2030

Completed via Remote Online Notarization using 2 way Audio/Video technology.