

Consideration: \$650,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-47658-001

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026044165 2 PG(S)

4/6/2026 11:15 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475938

Doc Stamp-Deed: \$4,550.00

Property Appraiser's Parcel ID No.: 0096-13-0299

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 3<sup>rd</sup> day of April, 2026, by and between **EUGENE J. GARRO, INDIVIDUALLY AND AS TRUSTEE OF THE EUGENE J. GARRO REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 10, 2001, AND AMENDED AND RESTATED MAY 11, 2020**, whose address is **7761 Mainsail Lane, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **MAURO DESANTIS AND MARIA DESANTIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **349 3rd Avenue, Garwood, NJ 07027** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 299 OF SUNRISE PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE(S) 30 THROUGH 46, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.**

**The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]  
Printed Name Andrew Conaboy  
P.O. Address 201 Center Rd  
Venice, FL 34285

**EUGENE J. GARRO, INDIVIDUALLY AND AS TRUSTEE OF THE EUGENE J. GARRO REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 10, 2001, AND AMENDED AND RESTATED MAY 11, 2020**

(2) [Signature]  
Printed Name Barbara Casto  
P.O. Address 201 Center Rd  
Venice, FL 34285

By: [Signature]  
**Eugene J. Garro, Individually and as Trustee aforesaid**

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of April, 2026, by Eugene J. Garro, Individually and as Trustee of The Eugene J. Garro Revocable Trust Agreement dated September 10, 2001, and amended and restated May 11, 2020,  who is personally known to me or  who has produced driver license as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

