

4/7/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476930

Doc Stamp-Deed: \$3,640.00

Prepared by and Recording requested by:
Sophia Sfirakis
Standard Title & Escrow
360 Central Ave Suite 310
St. Petersburg, FL 33701
File Number: 2026-92
Parcel ID: 0106073067

Warranty Deed

Know All Men By These Presents that, on this 2nd day of April, 2026, **HEIDE P. CRINO, Individually and as Trustee of HEIDE P. CRINO REVOCABLE TRUST DATED JULY 29, 2024**, (henceforth referred to as "Grantor") of **6767 South Vine Street, #1248, Centennial, CO 80122** for consideration paid, grant to **LISA LAVECCHIA APP, a single woman, and DAVID ALICEA ORTEGA, a single man, as tenants in common**, (henceforth referred to as "Grantee") of **126 Wilson Avenue, Havertown, PA 19083**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit M-5 of POLYNESIAN GARDENS, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 615, Pages 279 through 299, and as further described in Conodminium Plat Book 2, Pages 4 and 4A, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

This is NOT the homestead property of the grantor herein.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 its hand and seal as of the year and date first above written.

Monica Strunk
WITNESS

Monica Strunk
Printed Name

Address: 1712 Birchwood St.
Sarasota, FL 34231

Heide P. Crino
Heide P. Crino, Individually and as Trustee of
Heide P. Crino Revocable Trust dated July 29,
2024

Beth McKinnon
WITNESS

Beth McKinnon
Printed Name

Address: 409 Baycrest Dr
Venice Fl 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2026, by Heide P. Crino, Individually and as Trustee of Heide P. Crino Revocable Trust dated July 29, 2024, who is/are personally known to me or who has/have produced CO Drivers License as identification.

Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary

