

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049052 2 PG(S)

4/14/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480157

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road, 200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-318

Parcel ID: 0103020088

Consideration: \$540,000.00

Doc Stamp-Deed: \$3,780.00

Warranty Deed

Know All Men By These Presents that, **Soad T. Guirguis, a single person, Individually and as Trustee of The Declaration of Trust, under Agreement dated March 24, 1992, as Modified May 29, 1997, (henceforth referred to as "Grantor")** of 1971 Datura Street, Sarasota, FL 34239, for consideration paid, grant to **Jane Mary Goncalves Fidalgo, Trustee of The Jane Mary Goncalves Fidalgo Revocable Trust dated May 7, 2019, (henceforth referred to as "Grantee")** of 8275 Varena Drive, Sarasota, FL 34231, 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:

Lot 122, of ESPLANADE BY SIESTA KEY - PHASE 2B, according to the Plat thereof, as recorded in Plat Book 48, Page 33, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor(s).

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, the said, Grantor, hereunto set by hands and seals this 14th day of April, 2026

WARRANTY DEED

Eman S

Witness #1 Signature

Eman Guirguis

Witness #1 Printed Name

The Declaration of Trust, under Agreement dated March 24, 1992, as Modified May 29, 1997

By: Soad T. Guirguis
Soad T. Guirguis, Individually and as Trustee

P.O. Address: 1545

Rose land way West lake OH. 44145

[Signature]

Witness #2 Signature

ERIN SCALES

Witness #2 Printed Name

P.O. Address: 1436 W 110th

Street Cleveland OH 44102

STATE OF OHIO
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026, by Soad T. Guirguis, Individually and as Trustee of The Declaration of Trust, under Agreement dated March 24, 1992, as Modified May 29, 1997, who is/are personally known to me or who has/have produced OH Drivers license as identification.

[Signature]

Signature of Notary Public

Erin Scales

Print, Type/Stamp Name of Notary

