

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049242 2 PG(S)**

Prepared by and return to:  
Bobbie Jo Stoldt  
Capital Title Pros, LLC  
6734 Forest Hill Boulevard  
Greenacres, FL 33413

4/14/2026 4:07 PM

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

**SIMPLIFILE**

Receipt # 3480339

File No 26-CTPL-2757

**Doc Stamp-Deed: \$1,064.00**

Parcel Identification No 0402061007

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 13th day of April, 2026 between **Ernestine H. Ruffino, an unmarried person**, whose post office address is \*, of the County of \_\_\_\_\_, \_\_\_\_\_, Grantor, to **Kenneth F. Senvisky, Jr. and Christina Senvisky, husband and wife, as joint tenants with right of survivorship**, whose post office address is 9400 Rainbow Lane, North Royalton, OH 44133, of the County of Cuyahoga, Ohio, Grantee:

**\*34581 Spring Valley Dr, Westland, MI 48185**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

UNIT NO. 7, PAR FOUR, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 2487, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: RICHARD TUGALISI

[Signature]  
WITNESS  
PRINT NAME: Debra A Crawford

[Signature]  
Ernestine H. Ruffino

2421 RIVERBLUFF PKWY  
SARASOTA, FL 34231  
WITNESS 1 ADDRESS

2421 Riverbluff Pkwy  
Sarasota FL 34231  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of April, 2026, by Ernestine H. Ruffino,  who is/are personally known to me or  who has/have produced driver license as identification.

[Signature]  
Signature of Notary Public

Debra A. Crawford  
Print, Type/Stamp Name of Notary

