

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049646 2 PG(S)

4/15/2026 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480740

CONSIDERATION: \$750,000.00

DOC TAX: \$5,250.00

RECORD: \$ 18.52

PARCEL ID NO.: 2029140095

Doc Stamp-Deed: \$5,250.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 15th day of April 2026, by and between **TIMOTHY FRANCIS CURTIN and BRIDGET BARBARA CURTIN, husband and wife**, hereinafter referred to as Grantor, whose post office address is 1408 Lions Paw Path, Sarasota, FL 34240, and **HARRY JANNETTA and SANDRA JANNETTA, husband and wife**, hereinafter referred to as Grantee, whose post office address is 399 Gowdy Rd, Sarasota, FL 34237.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 74, Payne Park Village Phase I, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 221 through 227, inclusive, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

[Signature]
Witness Name: AILEEN DISILVESTRE

Witness Address: 23450 EPPERSON SQ
ASHBURN VA 20148

[Signature]
Witness Name: ANDREW DISILVESTRE

Witness Address: 23450 EPPERSON SQ
ASHBURN VA 20148

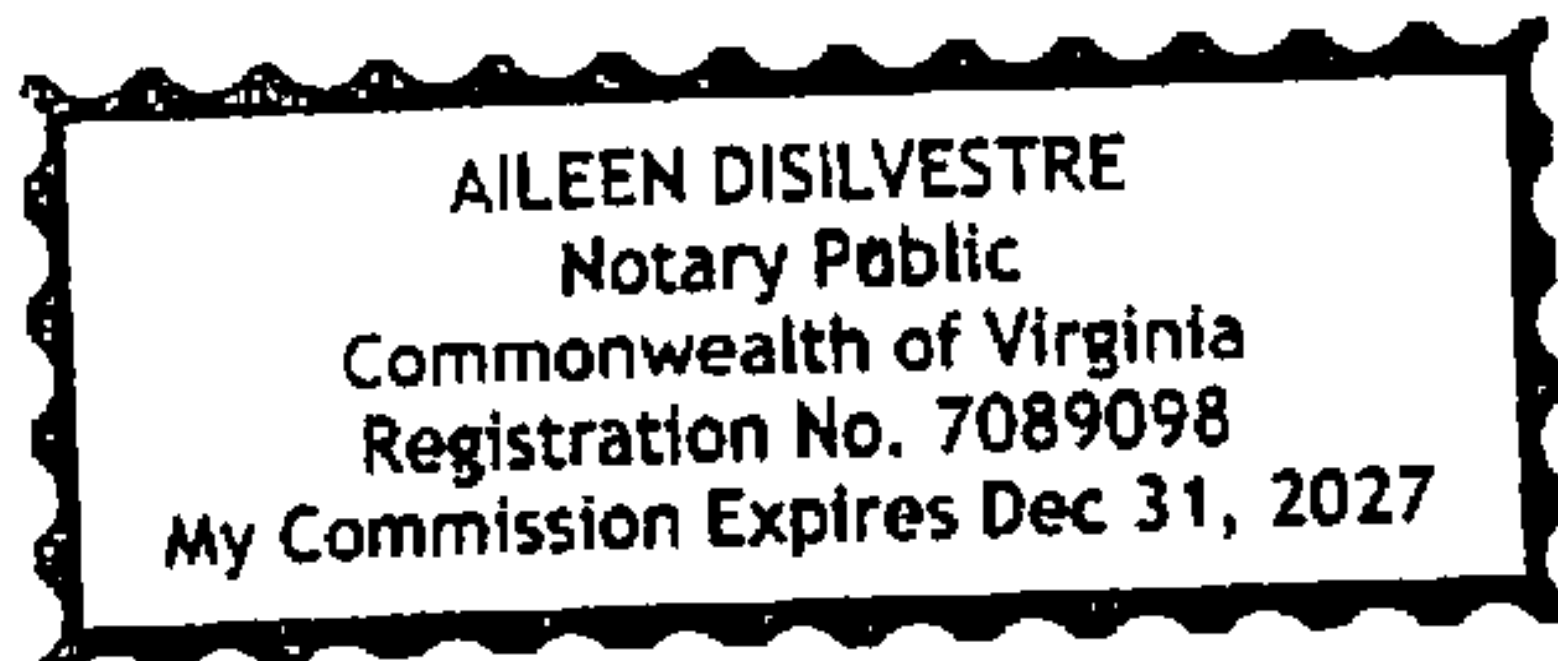
[Signature]
TIMOTHY FRANCIS CURTIN

[Signature]
BRIDGET BARBARA CURTIN

STATE OF VIRGINIA
COUNTY OF LOUDOUN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of April 2026 by TIMOTHY FRANCIS CURTIN and BRIDGET BARBARA CURTIN, who are personally known to me or who have produced VAUD FIDLS as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

AILEEN DISILVESTRE
Print Name of Notary Public

I am a Notary Public of the State of VIRGINIA and my commission expires on 12/31/27.