

4/15/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480963

Doc Stamp-Deed: \$3,920.00

Consideration: \$560,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-48316-001

Property Appraiser's Parcel ID No.: 0755-02-1006

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 15th day of April, 2026, by and between **Cheryl K. Klose a Single Women, Individually and as Co-Trustee of the Cheryl K. Klose Revocable Trust Dated 4/4/2014** whose address is **12006 Granite Woods Loop Venice, FL 34292** (hereinafter "GRANTOR"), and **Peter Giacalone, a single man**, whose address is **21 Torino Road, Manchester Township, NJ 08759** (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 1006, STONEYBROOK AT VENICE, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 14, 14A THROUGH 14H, INCLUSIVE, 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 named Grantor(s) herein represent that they are the sole trustees 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. Ste. 210  
Venice, FL 34285

**Cheryl K. Klose, Individually and as Co-Trustee of the Cheryl K. Klose Revocable Trust Dated 4/4/2014**

By: Cheryl K. Klose  
**Cheryl K. Klose, Individually and as Co-Trustee aforesaid**

(2) [Signature]  
Printed Name John Scott  
P.O. Address 201 Center Rd. Ste. 210  
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 15th day of April, 2026, by Cheryl K. Klose, Individually and as Co-Trustee of the Cheryl K. Klose Revocable Trust Dated 4/4/2014

who is/are personally known to me or  who has/have produced Driver license as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

