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INSTRUMENT # 2026050351 2 PG(S)

4/16/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481379

Doc Stamp-Deed: \$2,695.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00163

Warranty Deed

This Warranty Deed, dated April 16, 2026 by **Christopher Gizzi, A Married Man**, hereinafter called the Grantor, to **John Loeffler, An Unmarried Man**, who has a mailing address of 1100 Tarpon Center Dr # 202, Venice, FL 34285 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 2-B, BAHIA MAR APARTMENTS, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 582, page 1, and as per plat thereof, recorded in Condominium Book 1, pages 44 and 44A, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 175051006

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Christopher Gizzi

Christopher Gizzi
After Closing Address:

9 Janet Lane
Peabody, MA 01960

Karinda Thomas

Witness: (Signature)

Karinda Thomas

Printed Name

639 Yak Ct

Address

Kissimmee, FL 34759

City, State, Zip

Chris Allen Adams Jr.

Witness: (Signature)

Chris Allen Adams Jr.

Printed Name

PO BOX 7111

Address

Sebring, FL 33872

City, State, Zip

STATE OF: Florida

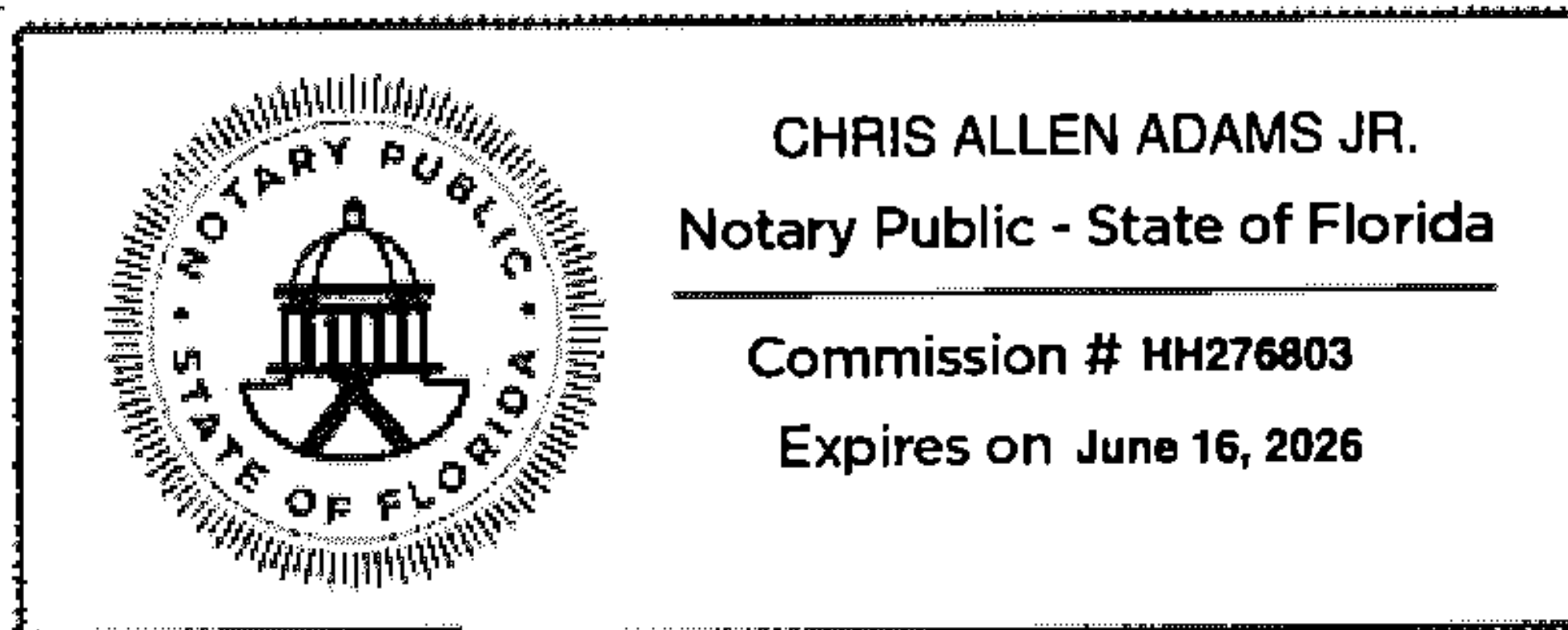
COUNTY OF: Highlands

The foregoing instrument was acknowledged on 04/15/2026 by means of () physical presence or (X) online notarization by: **Christopher Gizzi** who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Chris Allen Adams Jr.
Notary Public (signature)

Print Name: Chris Allen Adams Jr.

My Commission Expires: 06/16/2026 HH276803



Notarized remotely online using communication technology via Proof.