

4/17/2026 11:18 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481854

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-041.S

Doc Stamp-Deed: \$2,569.00

WARRANTY DEED

This Indenture, made on this 17th day of April 2026 by Ruth M. Schroeder, an unremarried widow, individually and as Trustee of the Ruth M. Schroeder Living Trust dated December 10, 2015 whose address is 414 2nd Ave SW, Unit A, Mount Vernon, Iowa 52314, hereinafter called the grantor, to Nicholas Corsaro and Agnieszka Corsaro, husband and wife whose address is 4160 Fruitville Rd., Unit 79, Sarasota, Florida 34232, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Three Hundred Sixty Seven Thousand dollars & no cents, (\$367,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 306, PHILLIPPI GARDENS SUBDIVISION, UNIT NO. 14, Subdivision, according to the plat thereof recorded in Plat Book 17, Page 13, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0086090056

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature [Signature]

Witness Printed Name Jennifer Haas

Witness Address 1137 Settlers Ct
Marion, IA 52302

[Signature]
Ruth M. Schroeder, individually and as Trustee of the
Ruth M. Schroeder Living Trust dated December 10,
2015

Witness Signature [Signature]

Witness Printed Name Trevor L Haas

Witness Address 1137 Settlers Ct
Marion, IA 52302

STATE OF Iowa

COUNTY OF Linn

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on April 15th, 2026, by Ruth M. Schroeder, an unremarried widow, individually and as Trustee of the Ruth M. Schroeder Living Trust dated December 10, 2015, who () is personally known to me or who has produced drivers license as identification.

SEAL:



[Signature]
Notary Public Signature
Print Name: Jennifer Haas
My Commission Expires: 03/25/2027