

4/17/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3482176

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260372

Parcel ID: **1120162016**

Florida Documentary Stamps in the amount of **\$1,764.00** have been paid hereon.

Doc Stamp-Deed: **\$1,764.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **16th day of April, 2026** by

Kim M. Ambrogi, Single,

whose post office address is 57 Greene Street, Hopedale, MA 01747,

herein called the Grantor, to

Robert Anthony Sadusky, III,

whose post office address is 1562 Jakway Road, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY TWO THOUSAND AND 00/100 (**\$252,000.00**) 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, State of Florida, viz.:

Lot 16, Block 1620, 33rd ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 15, pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

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 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, and hereby 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 taxes accruing subsequent to January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Cynthia Down

Signature

Cynthia Down

Printed Name

~~2091 Tamiami Trail, Port Charlotte, FL 33948 - AKC~~

Full Address 196 E Main St Ste 38 Milford MA 01757

Kim M. Ambrogi

Kim M. Ambrogi

Witness #2:

Amanda Kate Corshia

Signature

Amanda Kate Corshia

Printed Name

~~2091 Tamiami Trail, Port Charlotte, FL 33948 - AKC~~

Full Address 196 E Main St Ste 38 Milford MA 01757

STATE OF ~~FLORIDA~~ MA
COUNTY OF ~~CHARLOTTE~~ Worcester

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 6 day of April, 2026, by Kim M. Ambrogi, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Amanda Kate Corshia

Signature of Notary Public

