

4/20/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482904

Doc Stamp-Deed: \$1,820.00

**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: 3810226-00168

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**Warranty Deed**

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This Warranty Deed, dated April 20, 2026 by **Robert Calvo, Michael Calvo, and John Calvo**, hereinafter called the Grantor, to **John F. Gallagher, A Single Person**, who has a mailing address of 4581 Lakecrest Place # 22, Sarasota, FL 34233 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 22, Model G, CENTER GATE ESTATES VILLAGE CONDOMINIUM, SECTION V, as per Declaration of Condominium recorded in Official Record Book 1824, Page 2094, and as per plat thereof recorded in Condominium Book 25, Pages 12 through 12G, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0067061022

**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.

John Calvo  
John Calvo  
After Closing Address:  
110 Malverne Avenue  
Malverne, NY 11565

Mareen DeNicola  
Witness: (Signature)

Mareen DeNicola  
Printed Name

100 Malverne Ave  
Address

Malverne, N.Y. 11565  
City, State, Zip

Sandra Grandchamps  
Witness: (Signature)

Sandra Grandchamps  
Printed Name

212-39 112th Rd.  
Address

QNS Vlg, NY 11429  
City, State, Zip

STATE OF: New York  
COUNTY OF: NASSAU

The foregoing instrument was acknowledged on April 16, 2020 by means of (X) physical presence or  
( ) online notarization by: **John Calvo**  
who is ( ) personally known to me; or (X) produced a Passport as identification.

Sandra Grandchamps  
Notary Public (signature)

Print Name: Sandra Grandchamps  
My Commission Expires: 06/03/2029

SANDRA GRANDCHAMPS  
Notary Public - State of New York  
No. 01GR0038053  
Qualified in Queens County  
My Commission Expires 06/03/2029

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

[Signature]  
Robert Calvo  
After Closing Address:

28 East Mountain Road  
Sparta, NJ 07871

[Signature]  
Witness: (Signature)

James T Tammen  
Printed Name

23 Alpine Road  
Address

Passippany, NJ, 07054  
City, State, Zip

[Signature]  
Witness: (Signature)

Donna A. Jenkins  
Printed Name

19 Auchte Drive  
Address

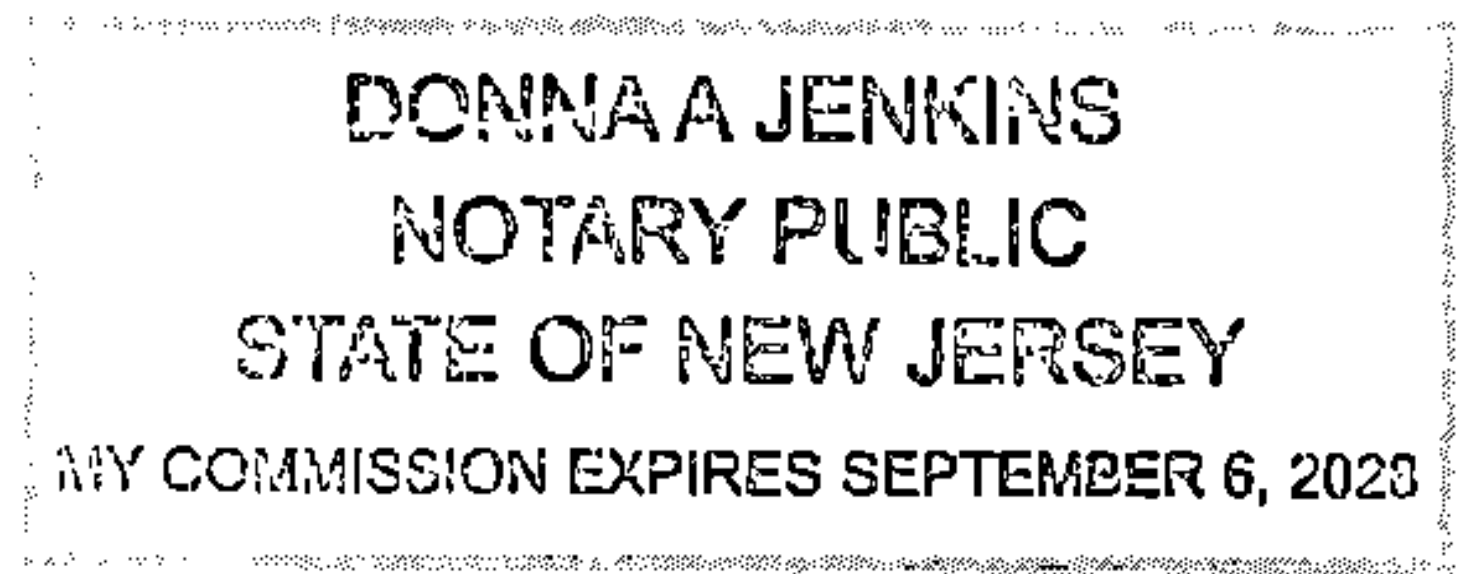
Franklin, NJ - 07416  
City, State, Zip

STATE OF: New Jersey  
COUNTY OF: Sussex

The foregoing instrument was acknowledged on 04/16/2026 by means of (X) physical presence or  
( ) online notarization by: **Robert Calvo**  
who is ( ) personally known to me; or ( X ) produced a License as identification.

[Signature]  
Notary Public (signature)

Print Name: Donna A. Jenkins  
My Commission Expires: 09-06-2028



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

*Michael Calvo*

**Michael Calvo**

After Closing Address:

2188 Virgie Cole Rd.  
South Boston, VA 24592

*K Hyde*

Witness: (Signature)

K Hyde

Printed Name

15500 Middlebrook Dr

Address

Houston, TX 77058

City, State, Zip

*David Lee Flores*

Witness: (Signature)

David Lee Flores

Printed Name

505 W 11th Street

Address

Weslaco, TX 78596

City, State, Zip

STATE OF: Texas

COUNTY OF: Hidalgo

The foregoing instrument was acknowledged on 04/18/2026 by means of ( ) physical presence or (X) online notarization by: **Michael Calvo** who is ( ) personally known to me; or ( X ) produced a VA Driver License as identification.

*David Lee Flores*

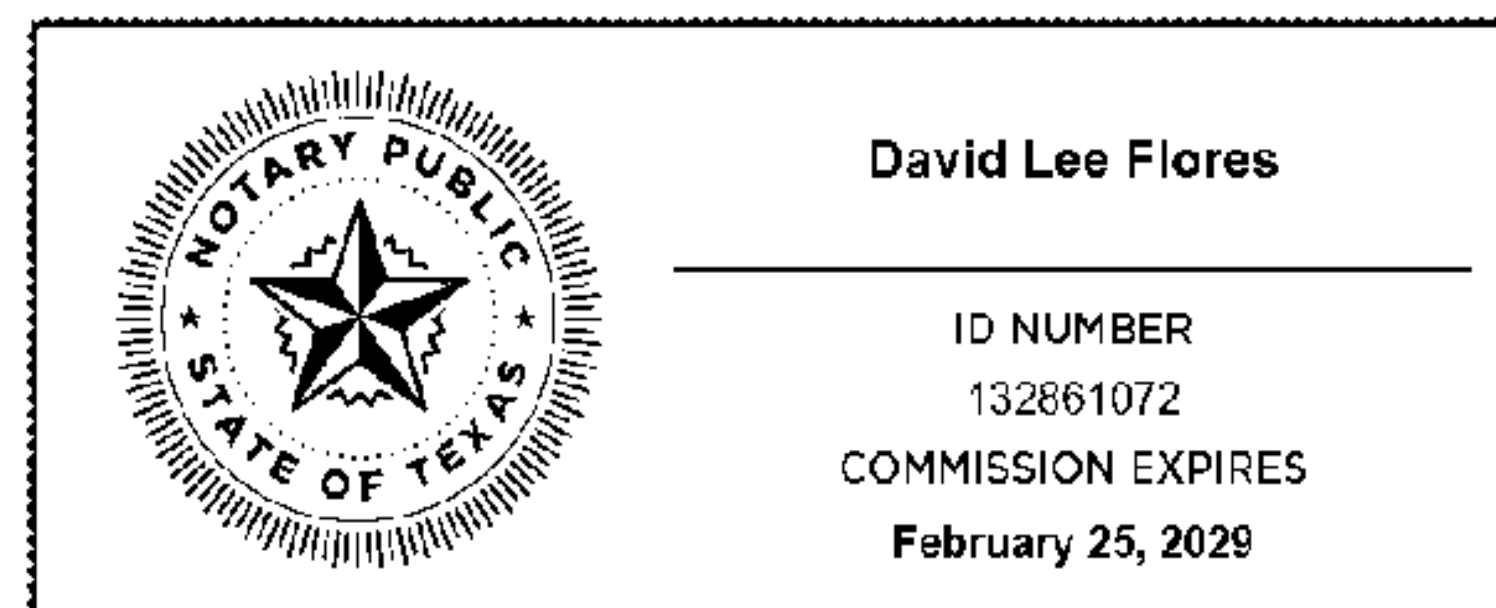
Notary Public (signature)

Print Name:

David Lee Flores

My Commission Expires:

02/25/2029



Electronically signed and notarized online using the Proof platform.