

4/21/2026 2:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483533

Doc Stamp-Deed: \$3,325.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-346

Parcel ID: 0056030016

Consideration: \$475,000.00

Warranty Deed

Know All Men By These Presents that, **Erin Wilder, a single woman**, with a post office address of **5013 South Louise Avenue, Unit 629, Sioux Falls, SD 57108**, and **Eric Wilder, a single man**, with a post office address of **2032 Promise Rd, Apt 3119, Rapid City, SD 57701**, (henceforth referred to as "Grantor") for consideration paid, grant to **Andrew M. Diorio, a single man**, (henceforth referred to as "Grantee") of **123 Orchard Street, Summit, NJ 07901**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 1 and the West 1/2 of Lot 2, Block A, GREENWICH, a subdivision, according to the Plat thereof, as recorded in Plat Book 2, Page 139, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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; 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 taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 21st day of April, 2026

Janel K Cole
Witness #1 Signature
JANEL K COLE
Witness #1 Printed Name

P.O. Address: 2106 MINNESOTA AVE
STE 105 207 SIOUX FALLS
S.D 57105

Brody Hawkey
Witness #2 Signature
500 NORTH JAMES
Witness #2 Printed Name

P.O. Address: Brody Hawkey TEA, SOUTH DAKOTA
500 NORTH JAMES

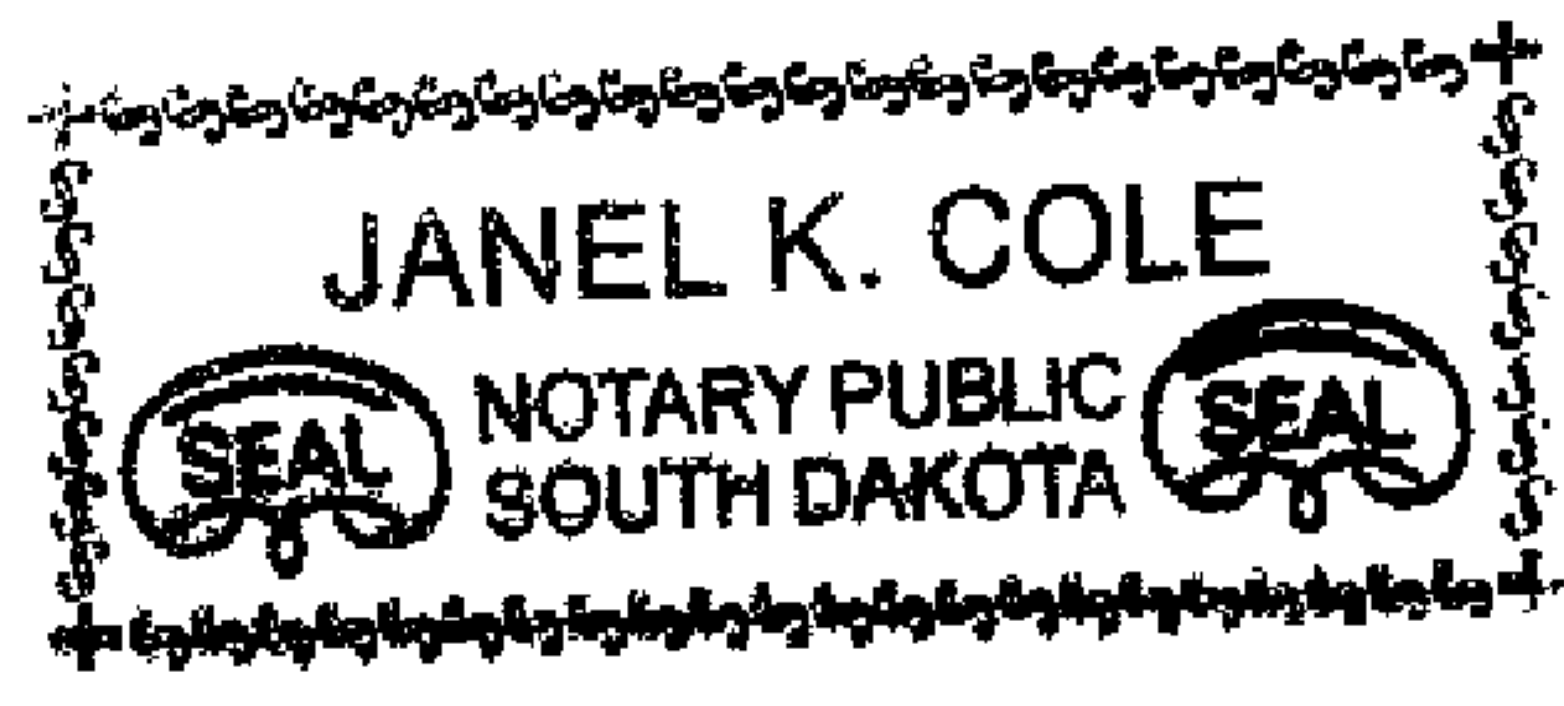
Erin Wilder
Erin Wilder

P.O. Address: 5013 South Louise Avenue, Unit 629,
Sioux Falls, SD 57108

STATE OF SOUTH DAKOTA
COUNTY OF LINCOLN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2026, by Erin Wilder who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

Janel K Cole
Signature of Notary Public
JANEL K COLE
Print, Type/Stamp Name of Notary



SD Commission Expires June 09, 2029

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

[Signature]
Eric Wilder
P.O. Address: 2032 Promise Rd, Apt 3119,
Rapid City, SD 57701

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

[Signature]
Witness #2 Signature
Hilary McCullough
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2026, by Eric Wilder, who is/are personally known to me or who has/have produced valid DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

