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INSTRUMENT # 2026054441 2 PG(S)

4/23/2026 3:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484940



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$1,211.00

File No.: 264779-90

WARRANTY DEED

This indenture made on **April 22, 2026** by **Andrew J. Giordino, Trustee, an unremarried widower of The Andrew & Regina Giordino Living Trust dated 6/4/2002**, whose address is: 16 Roosevelt Drive, Wolcott, CT 06716 hereinafter called the "grantor", to **Ron A. Rivas, a single man**, whose address is: 213 Rutherford Pl., North Arlington, NJ 07031, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Condominium Unit No. 60 of STRATHMORE VILLA SOUTH CONDOMINIUM APARTMENTS SECTION 3, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 761, Page 118 and recorded in Condominium Plat Book 3, Page 2, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0070082034

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Andrew & Regina Giordino Living Trust dated 6/4/2002

✓ *Andrew J. Giordino*
By Andrew J. Giordino, Trustee

Signed, sealed and delivered in our presence:

✓ *Nicole Russell*
1st Witness Signature

✓ *Lurleen Brown*
2nd Witness Signature

✓ Print Name: NICOLE RUSSELL

✓ Print Name: LURLEEN BROWN

✓ Address: 1536 HIGHLAND AVE
WATERBURY, CT, 06708

✓ Address: 1536 HIGHLAND AVE #9
WATERBURY, CT, 06708

✓ State of CONNECTICUT

✓ County of NEW HAVEN

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on ✓ APRIL 21, 2026, by **Andrew J. Giordino, Trustee of The Andrew & Regina Giordino Living Trust dated 6/4/2002**, who () is/are personally known to me or who produced a valid ✓ DRIVER LICENSE as identification.

✓ *Nicole Russell*
Notary Public Signature
Printed Name: NICOLE RUSSELL
My Commission Expires: 11/30/2030

✓ (NOTARY SEAL)

