

4/24/2026 10:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485078

Consideration: \$535,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
525 1st Avenue N  
St. Petersburg, FL 33701  
26-48291-001

Doc Stamp-Deed: \$3,745.00

Property Appraiser's Parcel ID No.: 0112090061

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 23rd day of April, 2026, by and between **LISA M. MARKIEWICZ AND AMY B. PATTERSON**, a married couple, whose address is **6916 Avenue A, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **DOUGLAS MICHAEL RUBANO AND ANNA KOSMOPOULOS RUBANO**, husband and wife, as tenants by the entirety, whose address is **2920 Captiva Drive, Sarasota, FL 34231** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 39, BLOCK 89, GULF GATE WOODS, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 35, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Elizabeth Malone-Roth  
Printed Name Elizabeth Malone-Roth  
P.O. Address 3700 S. Tamiami Trail  
Sarasota FL 34239

GRANTOR:

Lisa M. Markiewicz  
Lisa M. Markiewicz  
Amy B. Patterson  
Amy B. Patterson

(2) William McComb  
Printed Name William McComb  
P.O. Address 3100 S. Tamiami Trail,  
Sarasota, FL 34239

STATE OF FLORIDA  
COUNTY OF PINELLAS Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 23<sup>rd</sup> day of April, 2026, by Lisa M. Markiewicz and Amy B. Patterson, ( ) who are personally known to me or (X) who have produced FLORIDA Driver License as identification.

William McComb  
Signature of Notary Public

Print, Type/Stamp Name of Notary

