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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485592

Prepared by and Return to:

Kim Price

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-344-KXP

Sales Price: Price: \$465,000.00

Doc Stamp-Deed: \$3,255.00

General Warranty Deed

Made this 24th day of April, 2026 By **Robert A. Giglio and Therese A. Giglio, husband and wife**, whose address is: 818 Derbyshire Drive, Venice, FL 34285, hereinafter called the grantor, to **John Angelo Pitacciato and Kelly Sue Pitacciato**, husband and wife, whose post office address is: 2085 Piave Lane, Venice, FL 34292, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Lot 44, GRAND OAKS, according to the plat thereof recorded in Plat Book 48, Page 26, Sarasota County, Florida.

Parcel ID Number: **0414-11-0044**

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 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
Jennifer Archambault

Witness Address:
110 NOKOMIS AVE N.
Venice, FL 34285

[Signature]
Witness Signature above:

Witness print name below:
Kim Price

Witness Address:
684 SINDIANA AVE
Englewood FL 34223

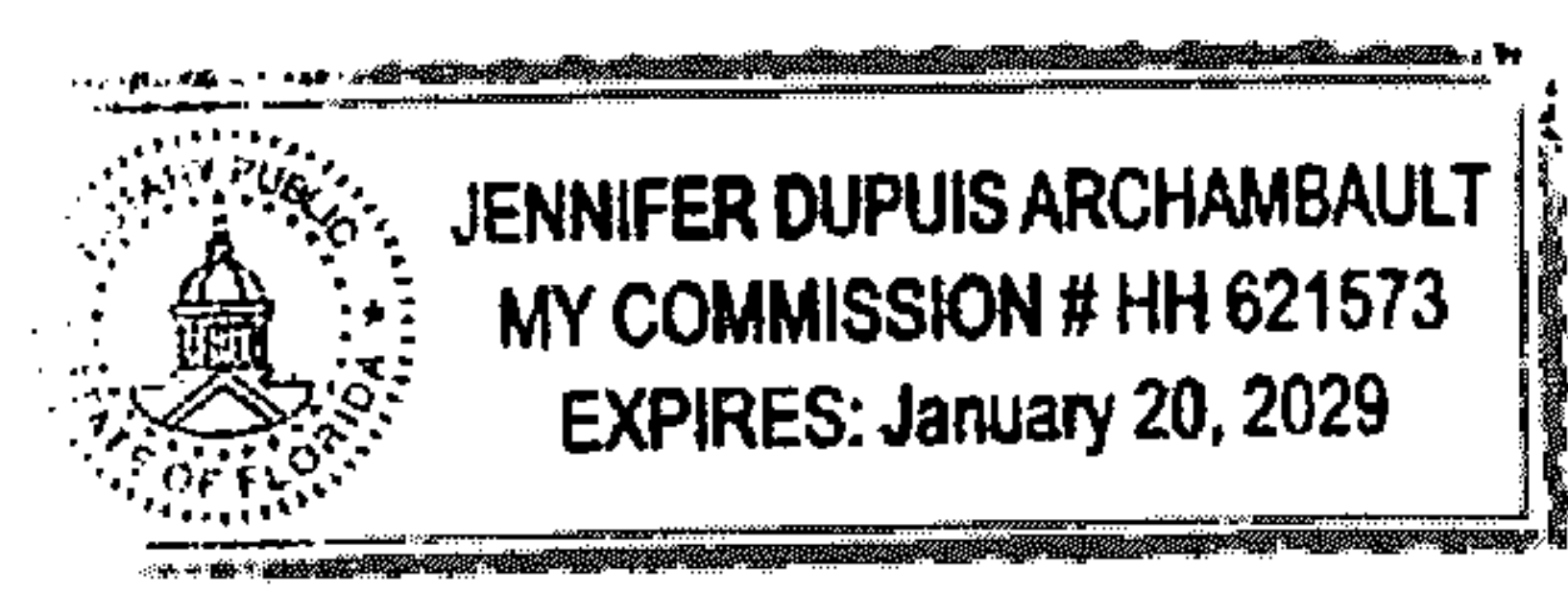
[Signature]
Robert A. Giglio
818 Derbyshire Drive, Venice, FL 34285

[Signature]
Therese A. Giglio
818 Derbyshire Drive, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2026, by Robert A. Giglio and Therese A. Giglio, who is/are personally known to me or who has/have produced FL DL. as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary