



SMITHLAW
ATTORNEYS

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4/27/2026 2:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486109

Doc Stamp-Deed: \$1,050.00

PID: 0057070079
Situs: 2403 Goldenrod St, Sarasota, FL 34239
Consideration: \$150,000.00

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WARRANTY DEED

(CONVEYING TITLE AND MERGING 99 YEAR LEASE)

THIS WARRANTY DEED is made on this 27th day of April, 2026, between **VICTORIA VITERI** and **FERNANDO VITERI**, wife and husband, whose post office address is 3338 Highlands Bridge Rd., Sarasota, FL 34235, collectively as the *grantor*, and **VICTORIA ADELINA FRIEDMAN** and **ADAM BEN FRIEDMAN**, wife and husband, as tenants by the entirety, whose post office address is 2403 Goldenrod St, Sarasota, FL 34239, collectively as 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, trusts, and trustees)

Witnesseth, that said grantor, for consideration in the amount of \$100.00 and other consideration, the receipt and sufficiency of which are hereby acknowledged by the grantor, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, all of grantor's right, title, and interest in the following described real property, which is situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 13, Block 37, SOUTH GATE Unit 11, a subdivision according to the plat thereof recorded at Plat Book 8, Page 86, in the Public Records of Sarasota County, Florida.

It Being the express intent of the grantors and grantees that this Deed shall cause the merger into fee simple title of that certain "99 Year Lease Agreement" dated December 1, 2023, which is of record in the Official Records of Sarasota County, Florida under **Instrument No. 2023190608**, and the simultaneous extinguishment of said leasehold interest.

Subject to taxes for the year 2026 and subsequent years, restrictions, reservations, covenants, and easements of record, if any, and a mortgage to PennyMac in the amount of \$150,000.

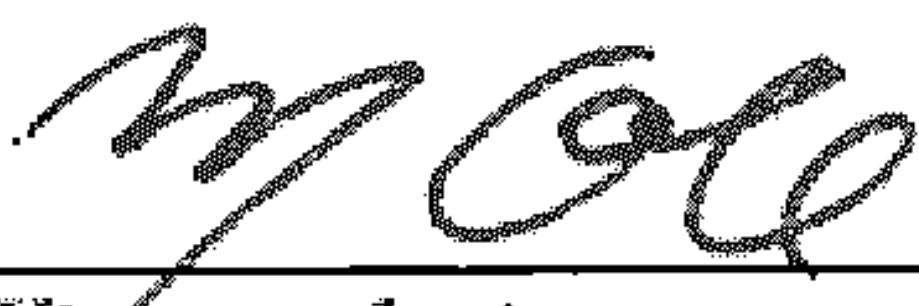
Together with all the tenements, hereditaments, privileges, rights, interests, dower, reversions, riparian rights, remainders, easements thereunto appertaining, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same forever in fee simple.

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 for easements, reservations, and restrictions of record, if any, and taxes accruing subsequent to December 31, 2025.

This deed was prepared without a title search and without the benefit of title insurance.

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



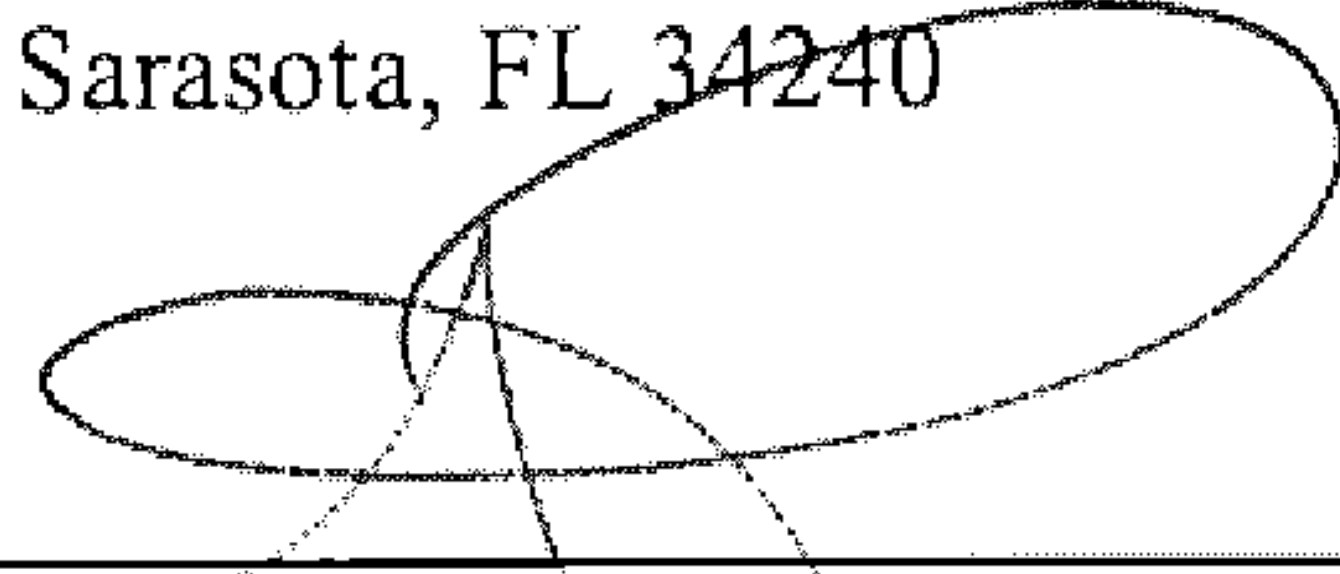
Witness 1 signature

Morgan Cole

1561 Lakefront Dr, Unit 204
Sarasota, FL 34240



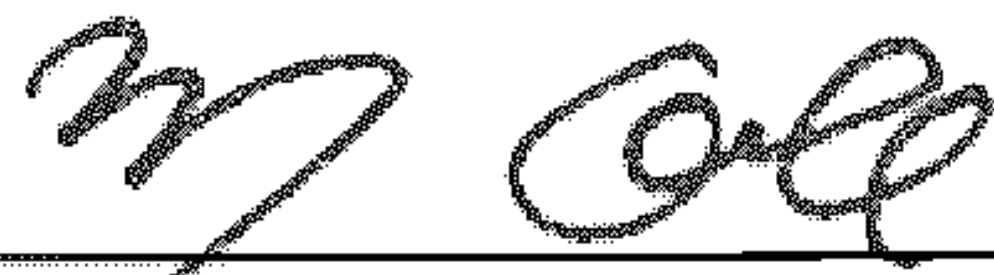
VICTORIA VITERI, grantor



Witness 2 signature

Monica Ischinger

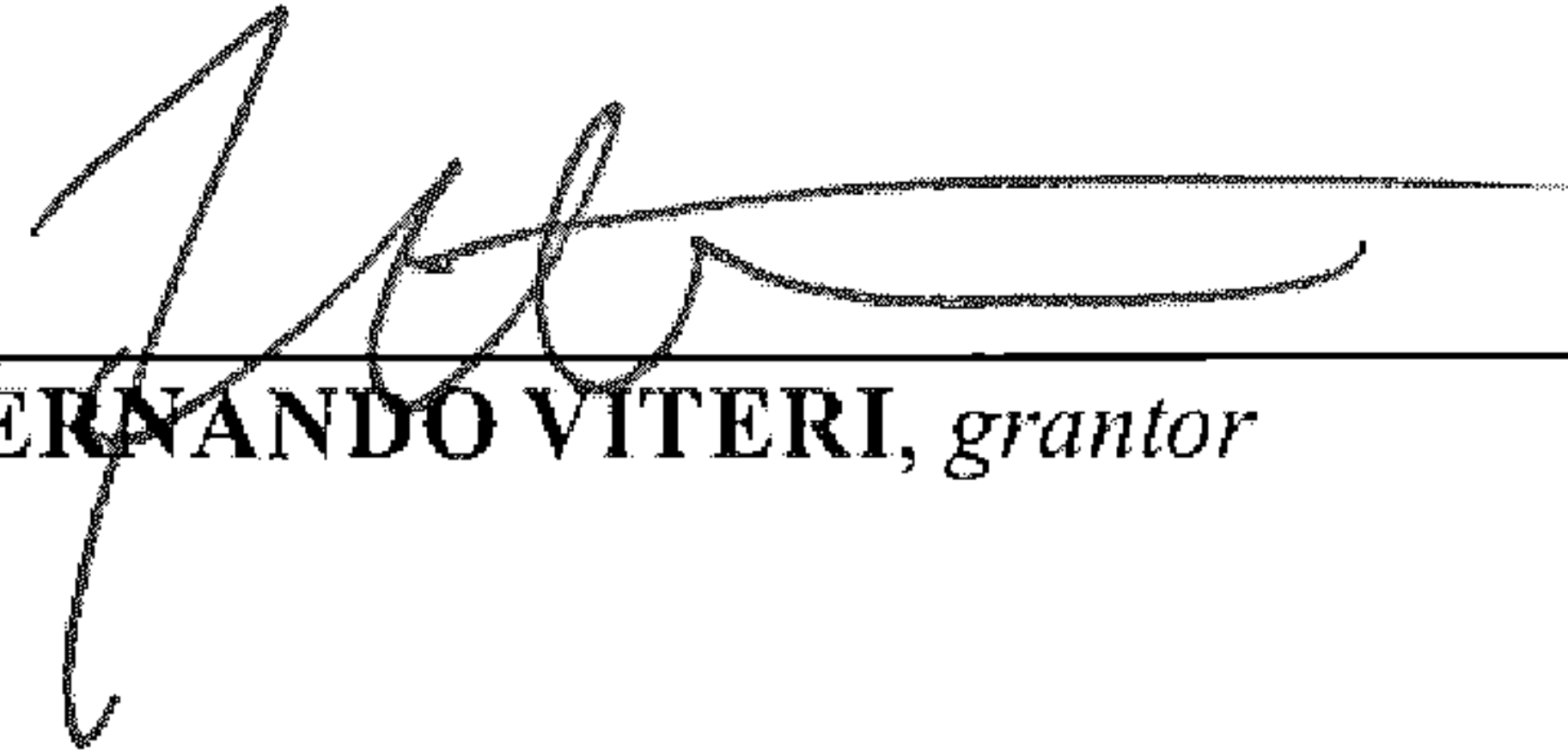
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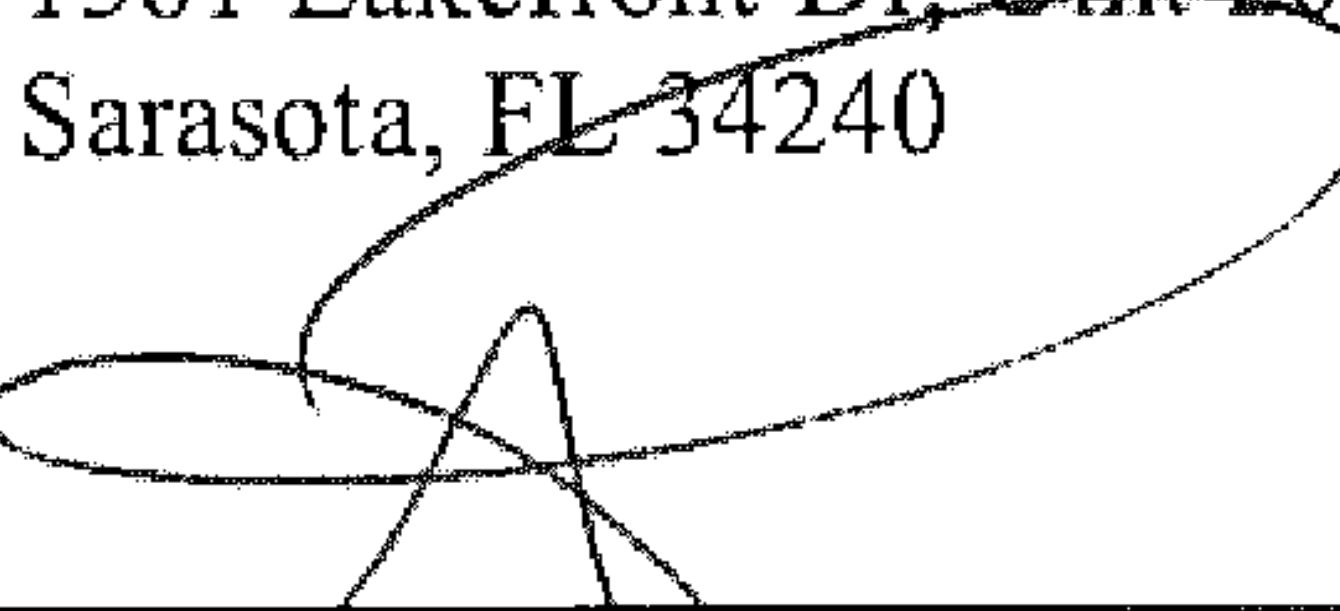
Witness 1 signature

Morgan Cole

1561 Lakefront Dr, Unit 204
Sarasota, FL 34240



FERNANDO VITERI, grantor



Witness 2 signature

Monica Ischinger

1561 Lakefront Dr, Unit 204
Sarasota, FL 34240

STATE OF FLORIDA

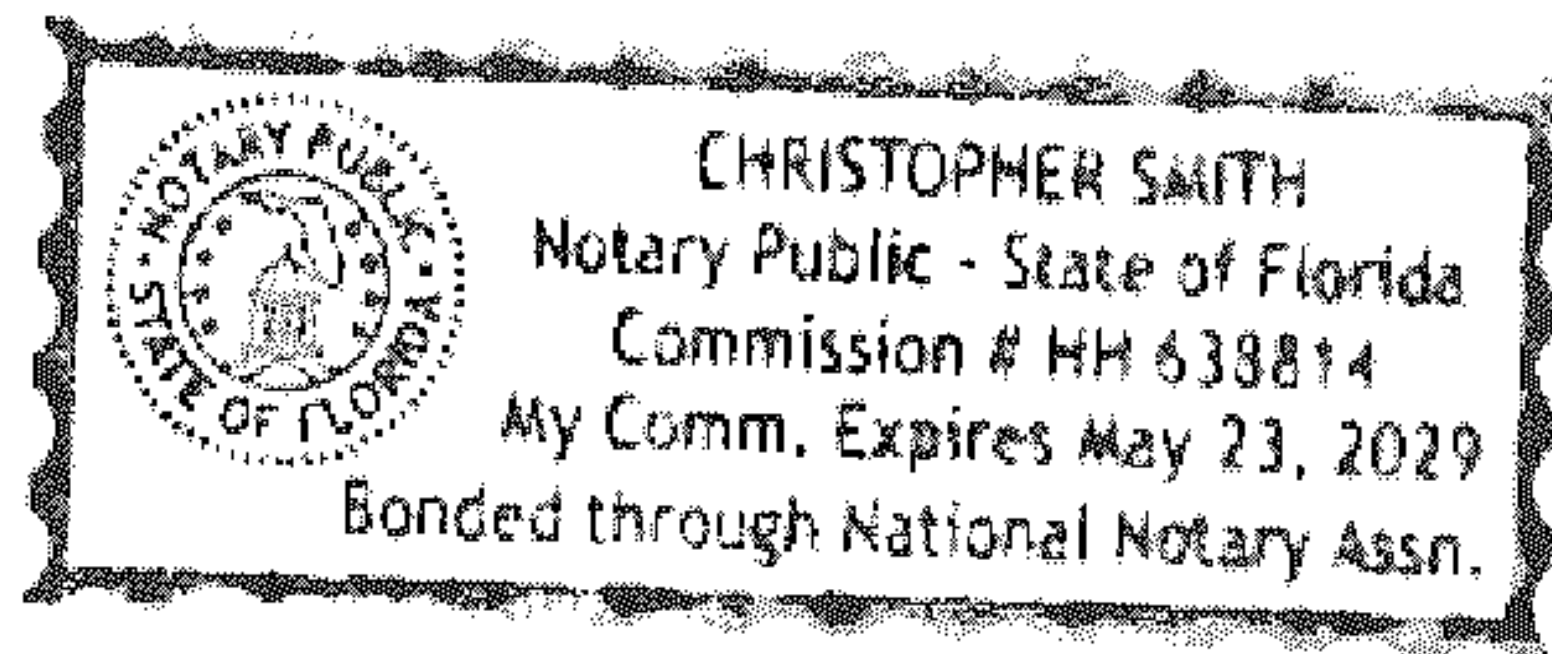
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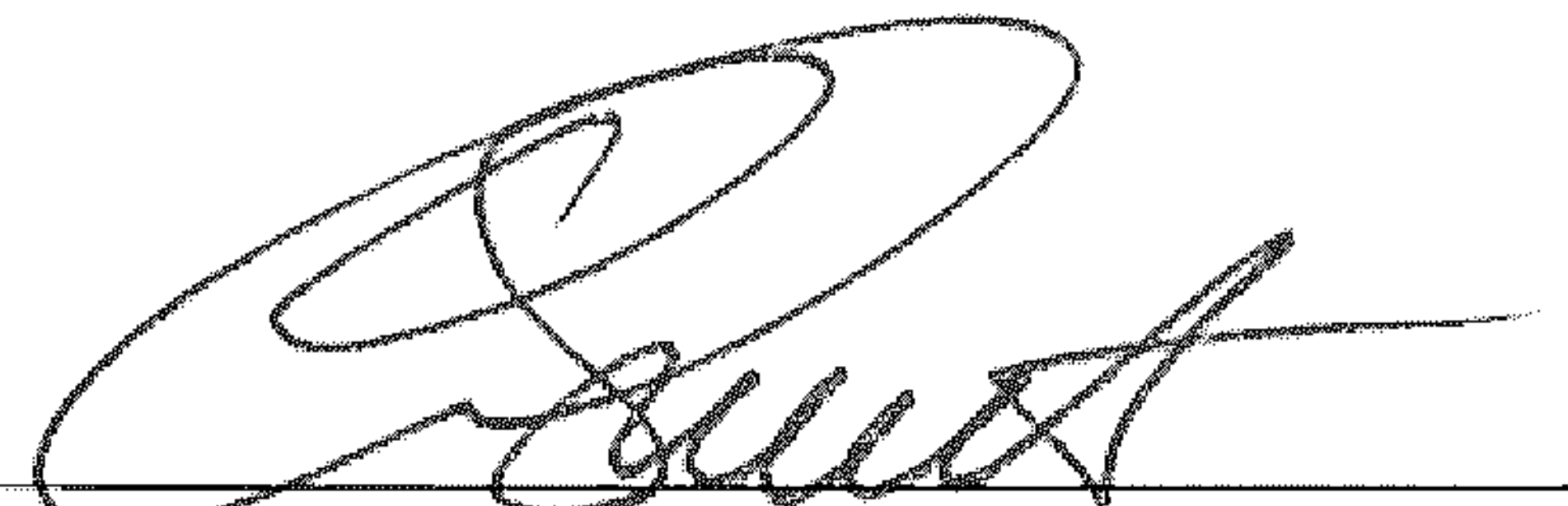
COUNTY OF SARASOTA

The foregoing WARRANTY DEED was acknowledged before me, the undersigned authority, by means of physical presence, by **VICTORIA VITERI** and **FERNANDO VITERI**, collectively as the Grantor, who each produced a driver's license issued by the State of Florida that contained his or her photograph and signature as identification thereby proving him/her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Warranty Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 27th day of April, in the year 2026.

[seal]




Notary Public