

4/27/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486304



Doc Stamp-Deed: \$161.00

Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

File No.: 264545-95

## WARRANTY DEED

This indenture made on **April 24, 2026** by **Michelangelo Restaino Onate a/k/a Michelangelo Restaino, a married man and Hans Kryger and Mariana Kryger a/k/a Mariana Restaino Petoia De Kryger, husband and wife and Piero Gerardo Restaino Onate a/k/a Piero Gerardo Restaino, a married man and Anna Restaino, an unremarried widower**, whose address is: 18965 SW 33rd Court, Miramar, FL 33029 hereinafter called the "grantor", to **Timothy Niesman and Sherri Niesman, husband and wife**, whose address is: 1862 Laufleur St, North Port, FL 34288, 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:

**Lot 13, Block 1572, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 1137157213

**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.

*Michelangelo Restaino Onate a/k/a Michelangelo Restaino*

**Michelangelo Restaino Onate a/k/a Michelangelo Restaino**

*Piero Gerardo Restaino Onate a/k/a Piero Gerardo Restaino*

**Piero Gerardo Restaino Onate a/k/a Piero Gerardo Restaino**

*Anna Restaino by Gill Restaino Jr. As attorney in fact*

**Anna Restaino by Gill Restaino, Jr. as Attorney in Fact**

**Signed, sealed and delivered in our presence:**

*Dineshwar Lall*

1st Witness Signature

Print Name: Dineshwar Lall

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

State of Florida

County of Charlotte

*Rabina Lall*

2nd Witness Signature

Print Name: Rabina Lall

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

The Foregoing Instrument Was Acknowledged before me by means of ( ) physical presence or (  ) online notarization on April 22, 2026, by **Michelangelo Restaino Onate a/k/a Michelangelo**

**Restaino and Piero Gerardo Restaino Onate a/k/a Piero Gerardo Restaino and Gill Restaino, Jr. as**

**Attorney in Fact for Anna Restaino**, who ( ) is/are personally known to me or who (  ) produced a valid drivers license as identification.

\_\_\_\_\_

*Dineshwar Lall*

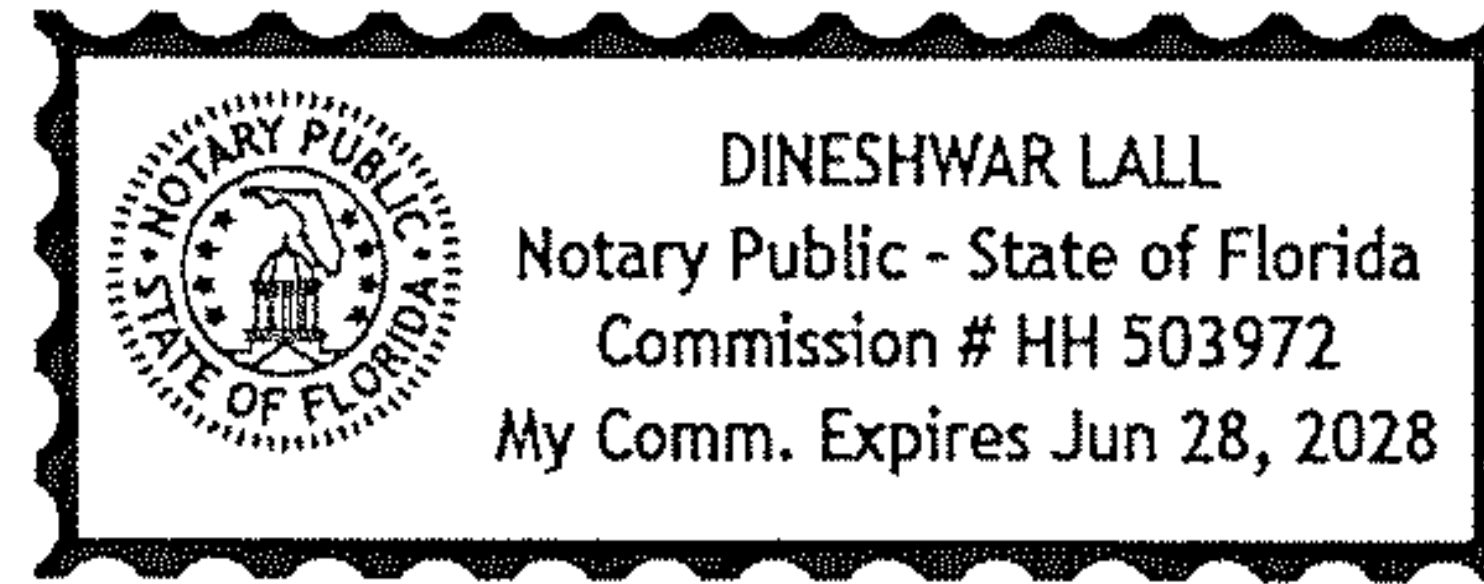
Notary Public Signature

Printed Name: Dineshwar Lall

My Commission Expires: 06/28/2028

(NOTARY SEAL)

Notarized online using audio-video communication



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

*Hans Kryger*  
Hans Kryger

*Mariana Kryger*  
Mariana Kryger a/k/a Mariana Restaino Petoia De Kryger

Signed, sealed and delivered in our presence:

*Marcia VanAlstyne*  
1st Witness Signature

Print Name: Marcia VanAlstyne

Address: 313 Dirksen Dr Apt 67  
Debarry, FL 32713

*Ann Valentine*  
2nd Witness Signature

Print Name: Ann Valentine

Address: 292 DeLeon Rd  
Debarry, FL 32713

State of Florida

County of Seminole

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 4/21/2026, by **Hans Kryger and Mariana Kryger a/k/a Mariana**

**Restaino Petoia De Kryger**, who (  ) is/are personally known to me or who (  ) produced a valid Driver License as identification.

*Marcia VanAlstyne*  
Notary Public Signature  
Printed Name: Marcia VanAlstyne  
My Commission Expires: July 29, 2029

(NOTARY SEAL)

