

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057849 2 PG(S)**

Prepared by and Recording requested by:
John Wickman
Wickman Law Group PLLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

**4/30/2026 12:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487875**

File Number: WLG-4457.3Y
Consideration: \$590,000.00

Doc Stamp-Deed: \$4,130.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of April 30, 2026 RJCRE, LLC, a Florida limited liability company, (henceforth referred to as “Grantor”) of 4019 Via Mirada, Sarasota, FL 34238, for consideration paid, grant to **Maria Rosaria Tataranni and Emilio Ferrara, wife and husband**, (henceforth referred to as “Grantee”) of 3549 Branch Creek Drive, Sarasota, FL 34235, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 10, Riverwood Pines, according to plat thereof as recorded in Plat Book 21, Page 20, of the Public Records of Sarasota County, Florida.

Parcel ID 0085060005

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set his hand and seal this 30th day of April, 2026.

RJCRE, LLC,
a Florida limited liability company

By: [Signature]
Rajab Mamedaliev, Manager

[Signature]
Witness #1 Signature

Janet A. Wickman
Witness #1 Printed Name
46 N Washington Blvd #15
P.O. Address: Sarasota, FL 34236

[Signature]
Witness #2 Signature

John E. Wickman
Witness #2 Printed Name
46 N Washington Blvd #15
P.O. Address: Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2026, by Rajab Mamedaliev, as Manager of RJCRE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

