

5/1/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488810

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$91.00

File No.: PC-2026-6095
Parcel ID Number: 0969065729

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2026 between Rosalinda Marasigan, a single woman, whose post office address is 49 East 73rd Street, 12D, New York, NY 10021, of the County of New York, State of New York, Grantor, to Gary Kidwell and Vicki Kidwell, husband and wife, whose post office address is 6660 Alhambra Avenue, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 29, Block 657, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 13, 13A through 13O, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Angelica Forincolas

WITNESS 1 SIGNATURE

PRINT NAME: ANGELICA FORINCOLAS

Rosalinda Marasigan

WITNESS 2 SIGNATURE

WITNESS 1 ADDRESS:
150 BEACH 94TH ST. ROCKAWAY PARK
NY 11694

Myrna C. Perez
WITNESS 2 SIGNATURE
PRINT NAME: MYRNA C. PEREZ

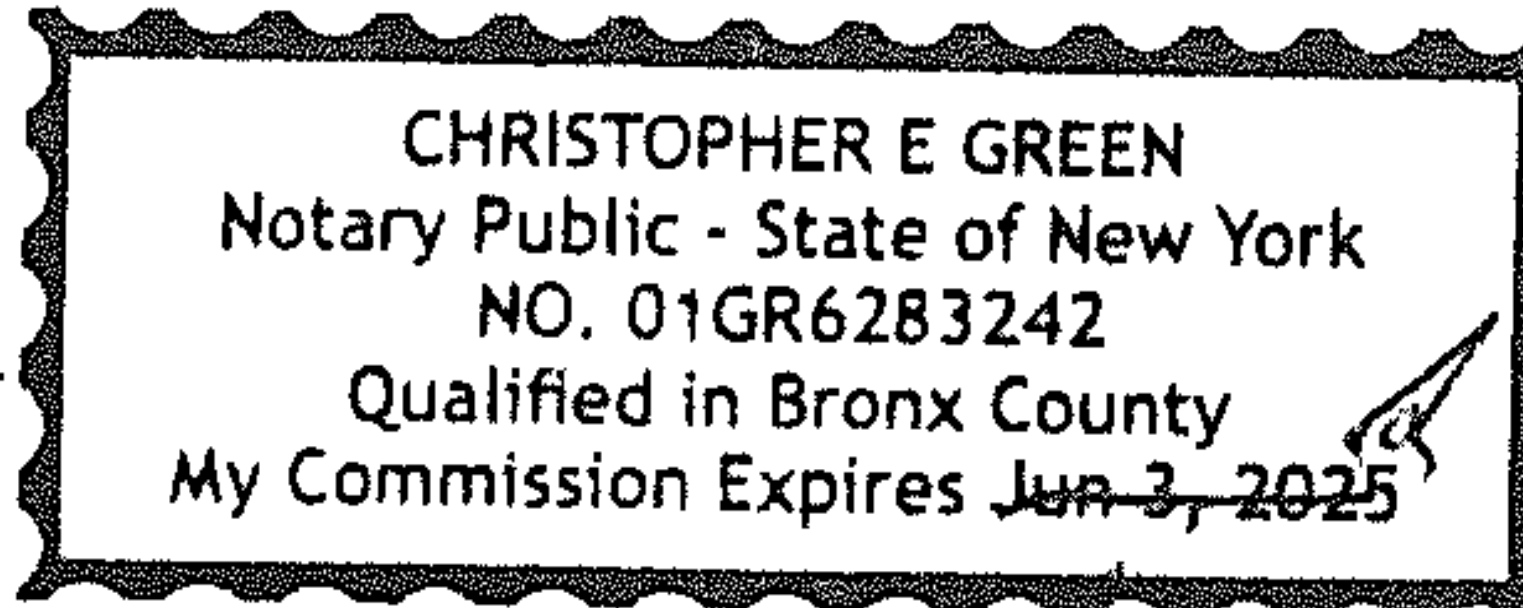
WITNESS 2 ADDRESS:
515 EAST 88TH ST 4-N
NEW YORK, N.Y. 10128

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of April, 2026, by Rosalinda Marasigan, who is/are personally known to me or who has/have produced US PASSPORT as identification.

Christopher Green
Signature of Notary Public

Print, Type/Stamp Name of Notary



11/20/2029

(NOTARY SEAL)