

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059017 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488846

Doc Stamp-Deed: \$6,475.00

Consideration: \$925,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48145-001

Property Appraiser's Parcel ID No.: 0262-10-0006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of May, 2026, by and **BETWEEN PATRICK A. DE RIDDER AND PAMELA R. DE RIDDER, HUSBAND AND WIFE**, whose address is **18212 Cayo Largo Place, Lakewood Ranch, FL 34202** (hereinafter "GRANTOR"), and **MIHAI MACELARU AND KATERINA MACELARU, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4676 Tuscana Drive, Sarasota, FL 34241** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 93, OF TUSCANA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 44, AT PAGES 1, 1A THROUGH 1I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Marcia Boiko
Printed Name Marcia Boiko
P.O. Address 50 Central Avenue
8th Floor
Sarasota, FL 34236

(2) Christa L. Folkers
Printed Name Christa L. Folkers
P.O. Address 50 Central Ave, 8th FL.
Sarasota, FL 34236

GRANTOR:

Patrick A. De Ridder
Patrick A. De Ridder

Pamela R. De Ridder
Pamela R. De Ridder

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 24 day of April, 2026, by Patrick A. De Ridder and Pamela R. De Ridder, () who is/are personally known to me or () who has/have produced FL drivers license as identification.

Christa L. Folkers
Signature of Notary Public

Christa L. Folkers
Print, Type/Stamp Name of Notary

