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INSTRUMENT # 2026060234 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489881

Doc Stamp-Deed: \$1,295.00

Prepared by and return to:

Bradley D. Bryant, Esq.  
Bryant Title, LLC  
4851 Tamiami Trail North  
Suite 300  
Naples, FL 34103  
(239) 566-1001  
File No 26-2005-AW

Parcel Identification No. 0086-03-1052

Consideration Amount \$185,000.00

(Space Above This Line For Recording Date)

## WARRANTY DEED

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

This indenture made the 4th day of May, 2026 between Stephen L. Zimmerman and Sue E. Zimmerman, husband and wife, whose post office address is 8454 7th Street North, St. Petersburg, FL 33702, of the County of Pinellas, State of Florida, Grantors, to Tammy-lyn Gallerani, a single woman, whose post office address is 28 Leeds Court West, Danville, CA 94526, of the County of Contra Costa, State of California. Grantee:

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

**Unit V-296, Strathmore Riverside Villas, Section Three, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 897, Page 685, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 4, Page 48, Public Records of Sarasota County, Florida.**

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 8454 7th Street North, St. Petersburg, FL 33702.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written

Signed, sealed and delivered in our presence.

*[Handwritten Signature]*  
Witness #1 Signature

BROCK BOWMAN  
Witness #1 Printed Name

*[Handwritten Signature]*  
Stephen I. Zimmerman

Sue E. Zimmerman  
Sue E. Zimmerman

Witness #1 Address:  
4585 3RD ST N  
ST PETERSBURG, FL 33728

*[Handwritten Signature]*  
Witness #2 Signature

Kym Singletery  
Witness #2 Printed Name

Witness #2 Address:  
9802 S. Highway  
Seminole, FL 33777

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of May, 2026, by Stephen L. Zimmerman and Sue E. Zimmerman,  who is/are personally known to me or  who has/have produced FLDL as identification.

*[Handwritten Signature]*  
Signature of Notary Public  
*[Handwritten Name]*  
Print/Type Stamp Name of Notary

