

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026060912 2 PG(S)**

**5/6/2026 12:35 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3490502

After Recording Return to:  
Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

This Instrument Prepared by:  
Erika Cabrales  
Stewart Title Company  
101 Riverfront Blvd, Suite 650  
Bradenton, FL 34205

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

**Doc Stamp-Deed: \$1,190.00**

Property Appraisers Parcel I.D. (Folio) Number(s):

2020-02-0067

File No.: 2909599

## **WARRANTY DEED**

**This Warranty Deed, Made the 5th day of May, 2026, by Equa Trust Properties, Inc. a Florida Corporation, having its place of business at: 15 Paradise Plz, Sarasota, FL 34239, hereinafter called the "Grantor", to Javier Colosia and Alyson Colosia, husband and wife, whose post office address is: 4744 Spinnaker Dr, Bradenton, FL 34208, hereinafter called the "Grantee".**

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)** 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 7, Block K, AMARYLLIS PARK, according to the Plat thereof as recorded in Plat Book 2, Page 56, of the Public Records of Sarasota County, Florida.

**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, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)*

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**  
1755 35th Street, Sarasota, FL 34234

Equa Trust Properties, Inc., a Florida Corporation

ATTEST: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Witness 1 Signature

By: Fonda Giacoia  
Fonda Giacoia, President

Witness 1 Printed Name and Post Office Address:  
**Gustavo Ariel Cabrales**

\_\_\_\_\_

**101 Riverfront Blvd., Suite 65L**  
**Bradenton, FL 34205**

\_\_\_\_\_  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
**Erika Cabrales**

\_\_\_\_\_

**101 Riverfront Blvd., Suite 650**  
**Bradenton, FL 34205**

State of ~~Florida~~ **Manatee**  
County of ~~Sarasota~~

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this **5th day of May, 2026** by **Fonda Giacoia as President of Equa Trust Properties, Inc. a Florida Corporation**. He/She has produced DL as identification.

\_\_\_\_\_  
Notary Public Signature  
Printed Name: **Gustavo Ariel Cabrales**

My Commission Expires: \_\_\_\_\_  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

