

Prepared by & Return to:  
Gracy Hedgecoth, an employee of  
Public Title Services, LLC  
215 East Colonial Drive  
Orlando, FL 32801

File Number: 2026-882  
Parcel ID: 0192-09-0064

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026061023 2 PG(S)**

**5/6/2026 1:41 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3490593**

**Doc Stamp-Deed: \$2,660.00**

**WARRANTY DEED**

Made this 5th day of May, 2026 A.D. By **Linda Mozzone, a single woman**, whose post office address is 17015 Hampton Falls Terrace, Bradenton, FL 34202, hereinafter called the grantor, to **Daniel Joseph Dunning and Kathleen Marie Dunning, husband and wife, as tenants by the entirety**, whose post office address is: 6564 Silverstar Drive, Sarasota, FL 34240, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, liens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota county, Florida, viz:

Lot 64, Avanti at Waterside, according to the Plat thereof, recorded in Plat Book 56, Page(s) 400 through 409, of the Public Records of Sarasota County, Florida.

**Parcel ID: 0192-09-0064**

**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.

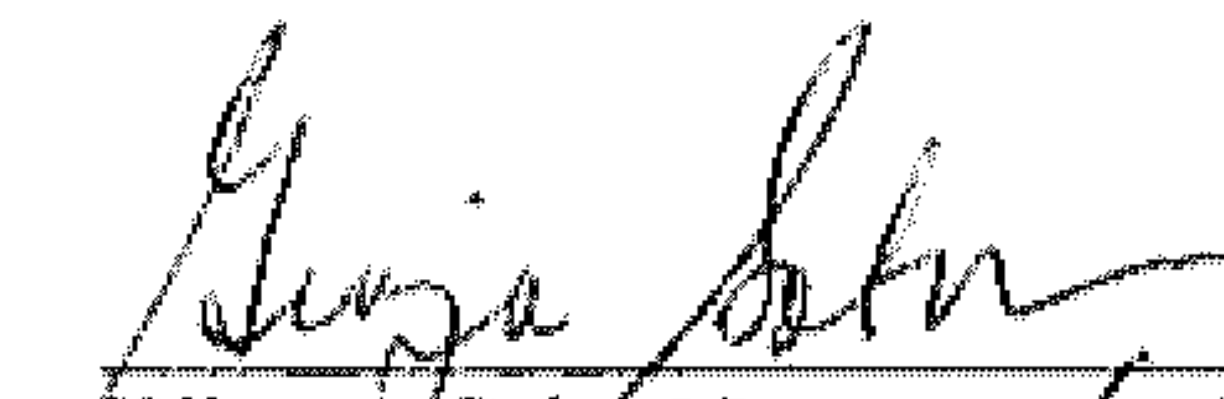
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2026.

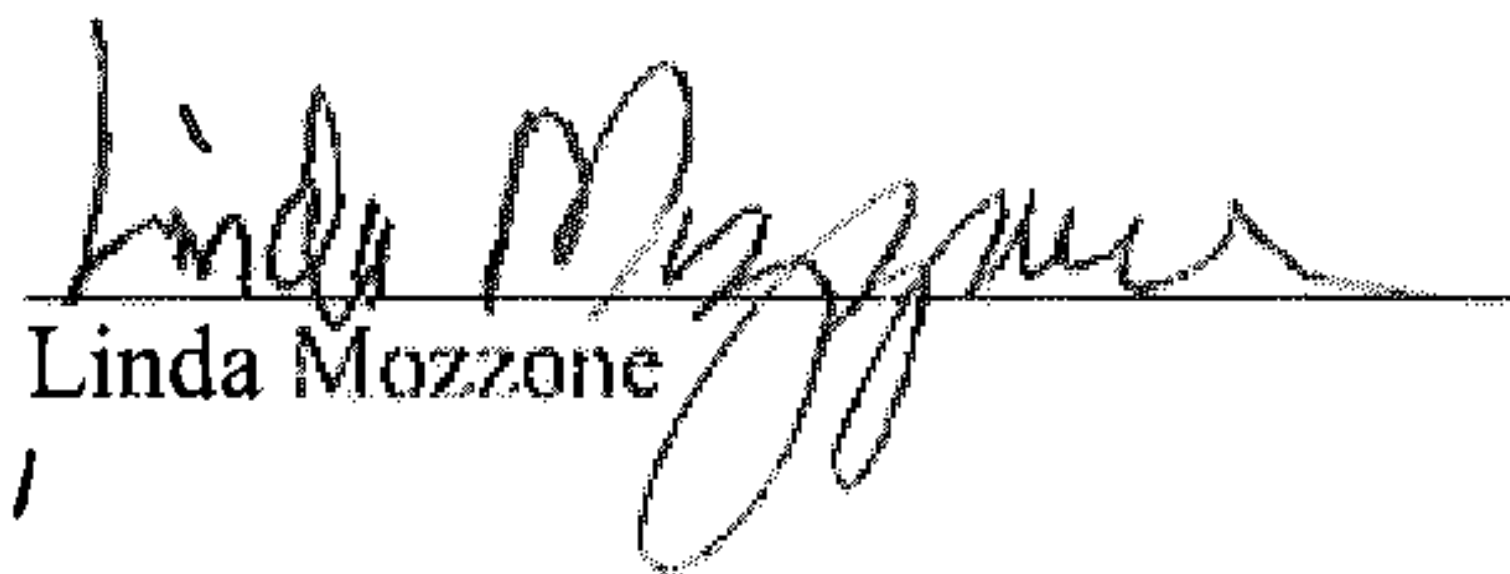
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

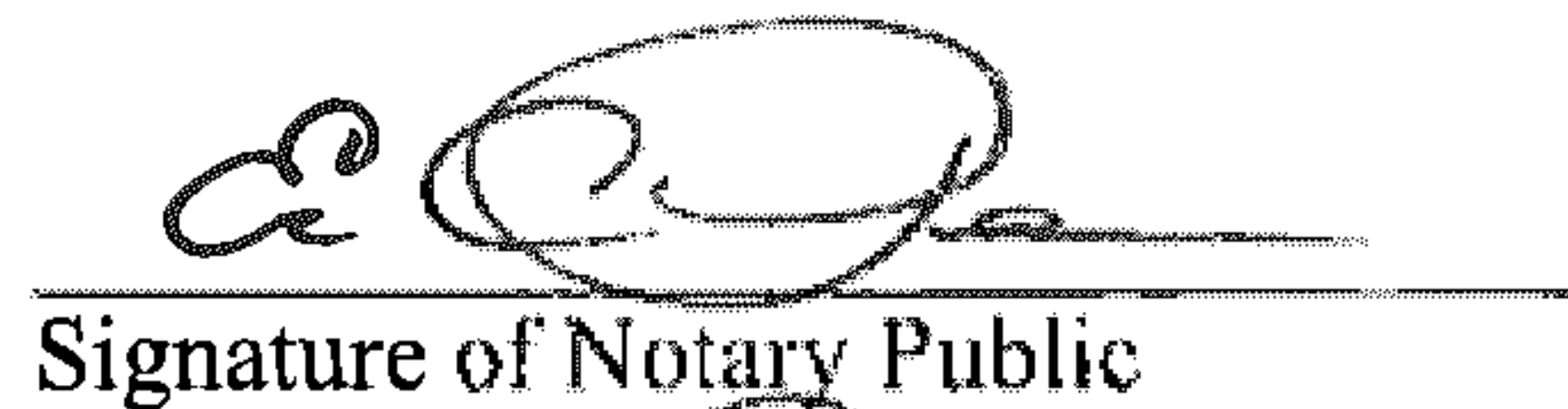
  
Witness Print Name Georgia Sotriou  
Witness Address 205 N. Orange Ave Suite 101  
Sarasota FL 34236

  
Linda Mozzone

  
Witness Print Name ERIC C PEARSON  
Witness Address 6413 FOX GRAPES LANE  
BRADENTON, FL 34202

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 5 day of May, 2026, by Linda Mozzone, () who is personally known to me or () who has/have produced DRIVERS LICENSE as identification.

  
Signature of Notary Public

ERIC C PEARSON  
Print, Type/Stamp Name of Notary

MY COMM. EXPIRES - Dec. 20, 2027

