

PREPARED BY:/RETURN TO:  
Aaron J. Backo, Attorney at Law  
MELLOR & BACKO LLP  
13801-D Tamiami Trail  
North Port, Florida 34287  
Telephone (941) 426-1193  
Recording Fee \$ 10.00  
Doc. Stamp Tax \$ .70  
File No. 260226

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026063422 1 PG(S)

5/11/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492655

Doc Stamp-Deed: \$0.70

## WARRANTY DEED

THIS INDENTURE, made this 11th day of May 2026, between **Terri A. Candela**, and **Robert F. Distefano**, husband and wife, Grantors, whose post office address is 17 N York St, Fox Lake, IL 60020, and **Robert F. Distefano as Trustee, and his successors, of the Robert F. Di Stefano Living Trust dated May 28, 2025**, Grantees, whose post office address is 17 N York St, Fox Lake, IL 60020.

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

**Lot 22, Block B, Heron Creek, Unit 2, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 45, 45A through 45D, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0978092220**

**SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.**

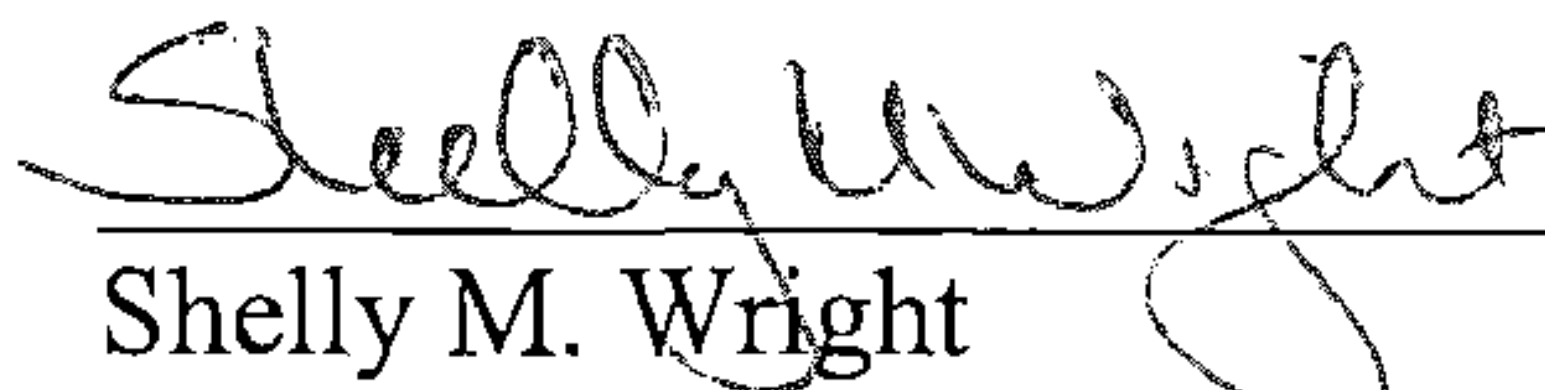
**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.**


**THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.**


Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

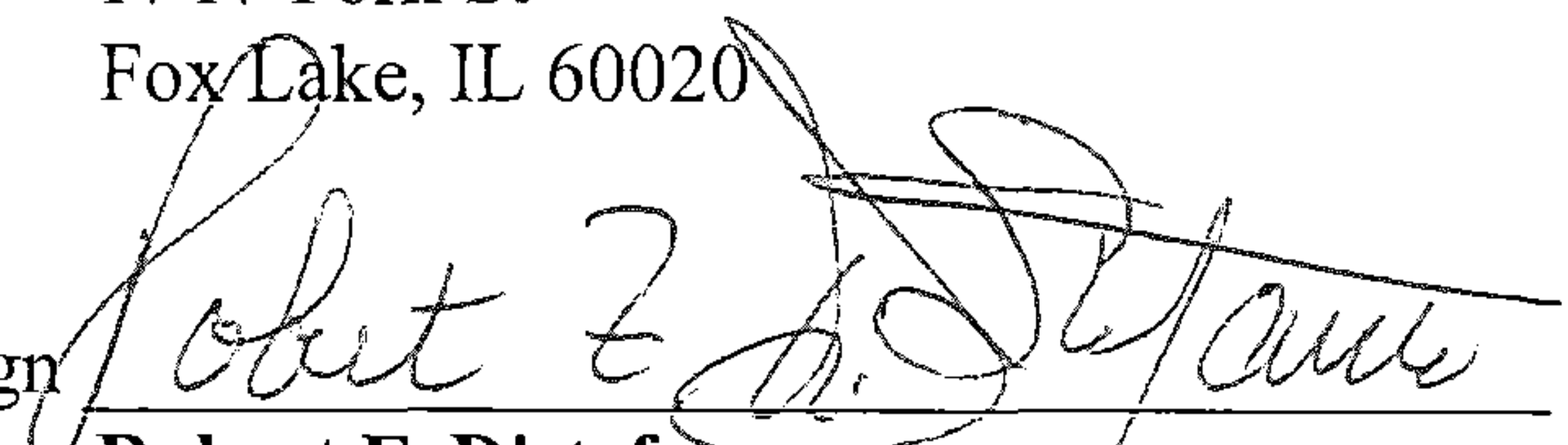
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

  
\_\_\_\_\_  
Shelly M. Wright  
13801-D Tamiami Trail  
North Port, FL 34287

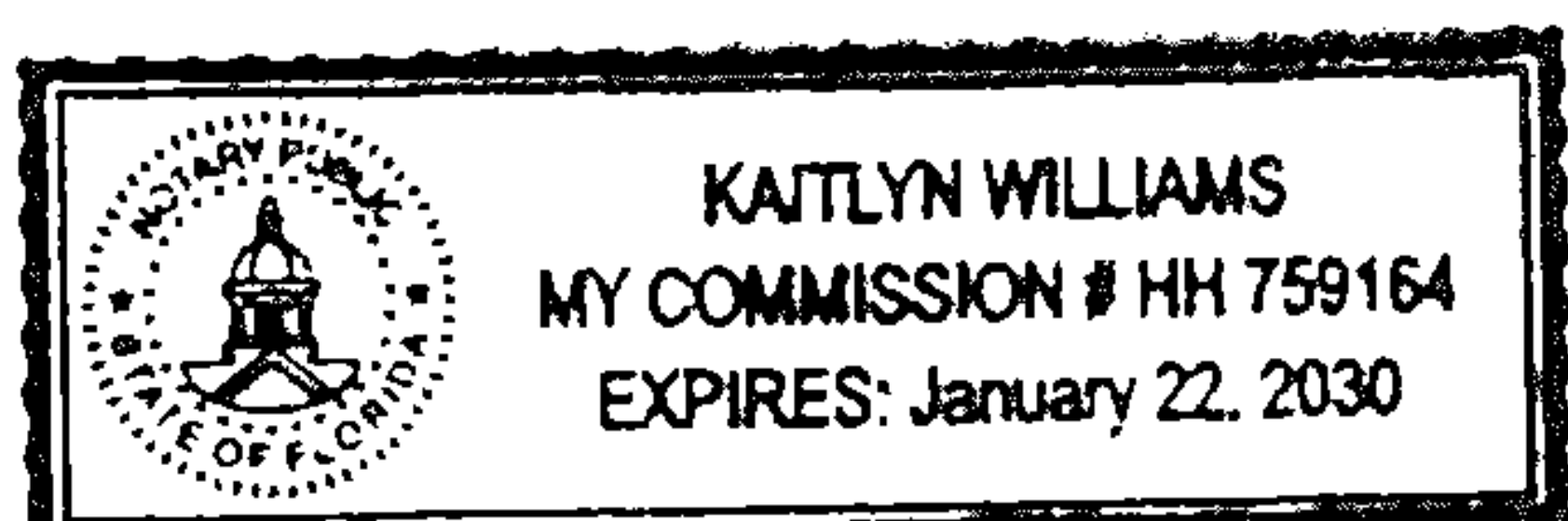
Sign   
\_\_\_\_\_  
**Terri A. Candela**  
17 N York St  
Fox Lake, IL 60020

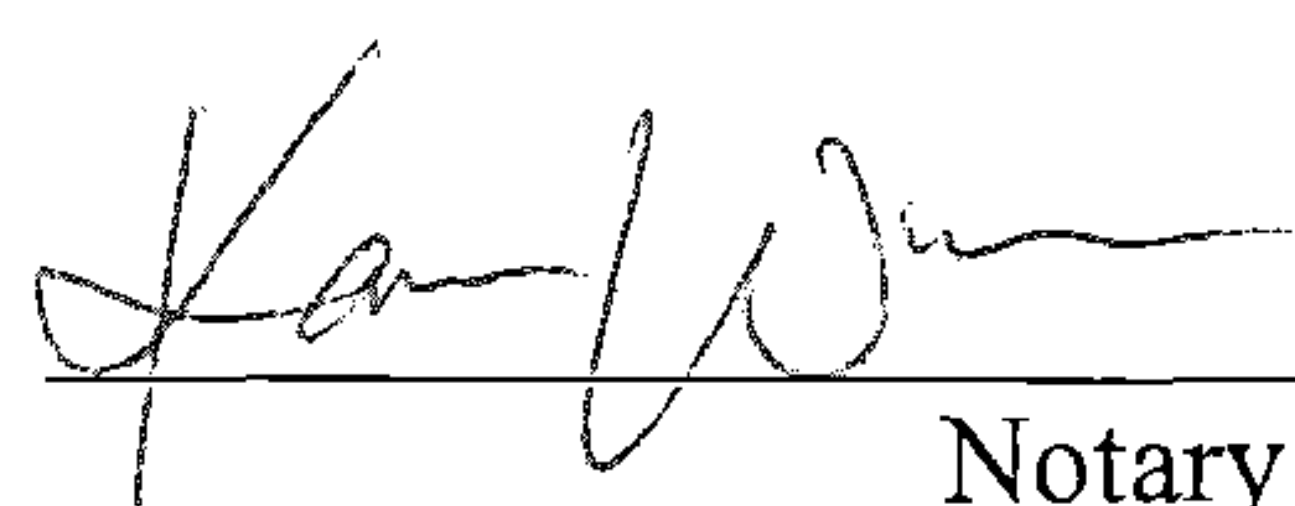
  
\_\_\_\_\_  
Kaitlyn Williams  
13801-D Tamiami Trail  
North Port, FL 34287

Sign   
\_\_\_\_\_  
**Robert F. Distefano**  
17 N York St  
Fox Lake, IL 60020

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, a Notary Public, by means of  physical presence or  online notarization, the foregoing instrument was acknowledged this 11th day of May 2026, by **Terri A. Candela** and **Robert F. Distefano**, who have produced Illinois Driver's Licenses as identification.



  
\_\_\_\_\_  
Notary Public