

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064586 3 PG(S)**

5/13/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493649



Doc Stamp-Deed: \$1,183.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 265638-90

WARRANTY DEED

This indenture made on **May 13, 2026** by **Alphonse James Carbonara and Ann Marie Carbonara, husband and wife**, whose address is: 9 Osprey Ln, West Deptford, NJ 08086 hereinafter called the "grantor", to **Gail E. Montville, a single woman**, whose address is: 5001 Oakland Hills Avenue, Sarasota, FL 34234, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 325, TRI-PAR ESTATES, THIRD UNIT, according to the Plat thereof, recorded in Plat Book 16, Page(s) 15 and 15A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0025110021**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Alphonse James Carbonara
Alphonse James Carbonara

Signed, sealed and delivered in our presence:

Waltraud M Dougherty
1st Witness Signature

Kenneth L. Stein
2nd Witness Signature

Print Name: Waltraud M Dougherty

Print Name: Kenneth L. Stein

Address: 565 Lincoln Ave
Franklinville NJ 08322

Address: 2 Cornet Ct
Sewell NJ 08080

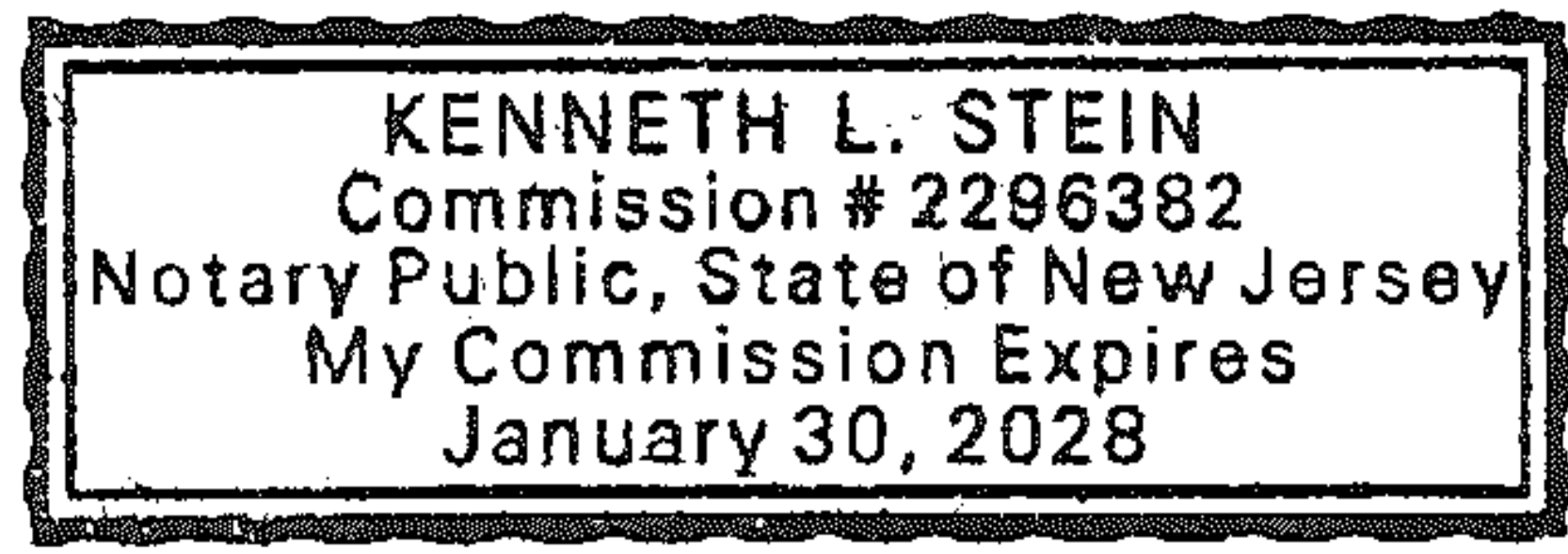
State of New Jersey

County of Gloucester

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on May 8 2026, by **Alphonse James Carbonara**, who () is/are personally known to me or who () produced a valid Drivers License as identification.

Kenneth L. Stein
Notary Public Signature

Printed Name: **Kenneth L. Stein**
My Commission Expires: **January 30, 2028**



(NOTARY SEAL)

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ Ann Marie Carbonara
Ann Marie Carbonara

Signed, sealed and delivered in our presence:

✓ Walt Dg
1st Witness Signature

✓ Print Name: Waltraud M Dougherty

✓ Address: 565 Lincoln Ave
Franklinville NJ 08322

✓ Kenneth L Stein
2nd Witness Signature

✓ Print Name: Kenneth L. Stein

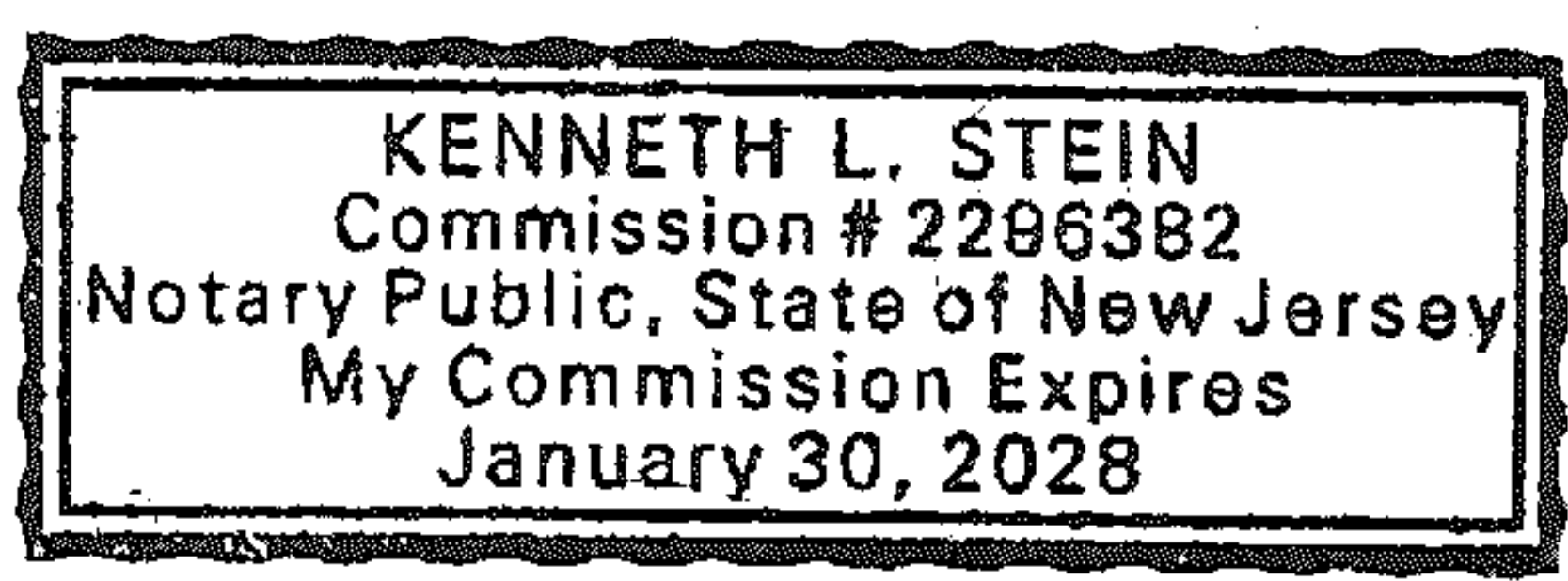
✓ Address: 2 Comet Ct
Sewell NJ 08080

✓ State of New Jersey

✓ County of Gloucester

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on May 8 2026, by **Ann Marie Carbonara**, who () is/are personally known to me or who (X) produced a valid Drivers License as identification.

✓ Kenneth L Stein
Notary Public Signature
Printed Name: **Kenneth L. Stein**
My Commission Expires: **January 30, 2028**



(NOTARY SEAL)