

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026064711 2 PG(S)**

5/13/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493742

Consideration: \$296,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48625-001

Doc Stamp-Deed: \$2,072.00

Property Appraiser's Parcel ID No.: 0954-14-2803

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of May, 2026, by and between **Chelsea Gaillard, a single woman**, whose address is **P. O. Box 20544, New York New York, NY 10011** (hereinafter "GRANTOR"), and **Philip John Sammarco V, an unmarried man, and Kristen Henning, an unmarried woman, as joint tenants with right of survivorship**, whose address is **5658 Babroff Terrace, North Port, FL 34291** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, BLOCK 1428, 29TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 13, AND 13A THRU 13N OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Gregory C. Roberts*
Printed Name Gregory C. Roberts
P.O. Address 341 Venice Ave W.
Venice, FL 34285

Chelsea Gaillard
Chelsea Gaillard

(2) *Katherine N. Bullock*
Printed Name KATHERINE N. BULLOCK
P.O. Address 341 Venice Ave W.
Venice, FL 34285

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 Chelsea Gaillard, who is/are personally known to me or who has/have produced NY DIL as identification.

Gregory C. Roberts
Signature of Notary Public
Gregory C. Roberts

Print, Type/Stamp Name of Notary

