

Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066345 2 PG(S)
May 18, 2026 09:25:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,395.00



File Number: 26-201

General Warranty Deed

This Indenture, made this May 15, 2026 A.D. By **Patrick Nicholas Mangino**, a married man, joined by his spouse, **Frances M. Mangino**, whose post office address is: 407 Fieldstone Drive, Venice, Florida 34292, hereinafter called the grantor, to **Edward A. Gierczyk**, Trustee of the **Edward A. Gierczyk Declaration of Trust** dated **December 31, 1999** as to an undivided 1/2 interest and **Dana M. Gierczyk**, Trustee of the **Dana M. Gierczyk Declaration of Trust** dated **December 31, 1999** as amended and restated on **March 1, 2009** as to an undivided 1/2 interest, husband and wife, whose post office address is: 230 Vestavia Drive, Venice, Florida 34292, 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 89, Venice Golf and Country Club, Unit II-A, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 24, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0422070027

Subject to reservations, restrictions, and easements of record.

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.

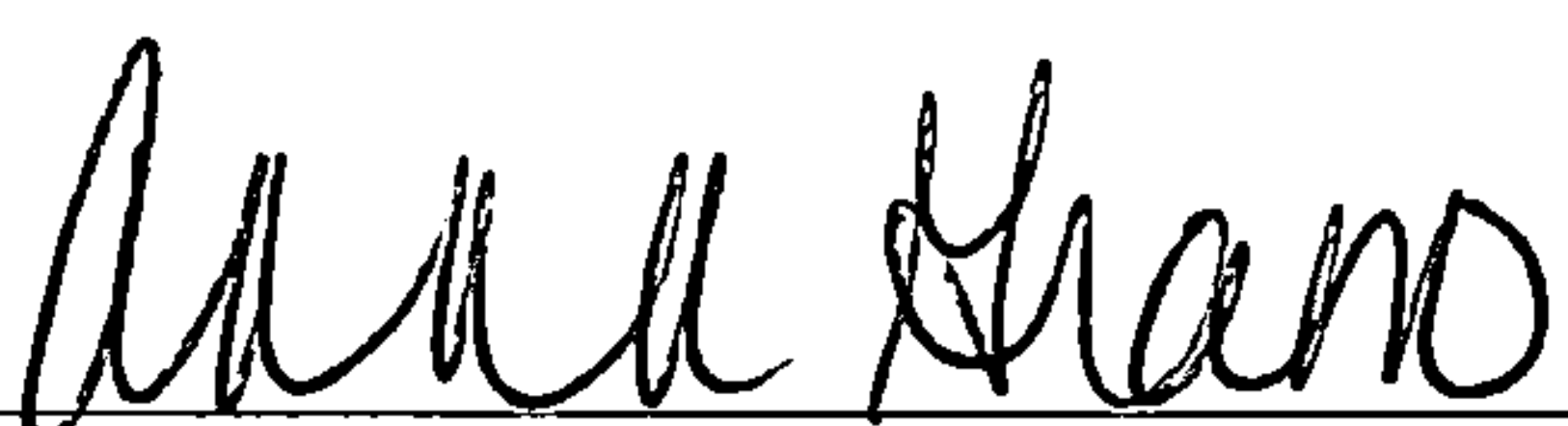
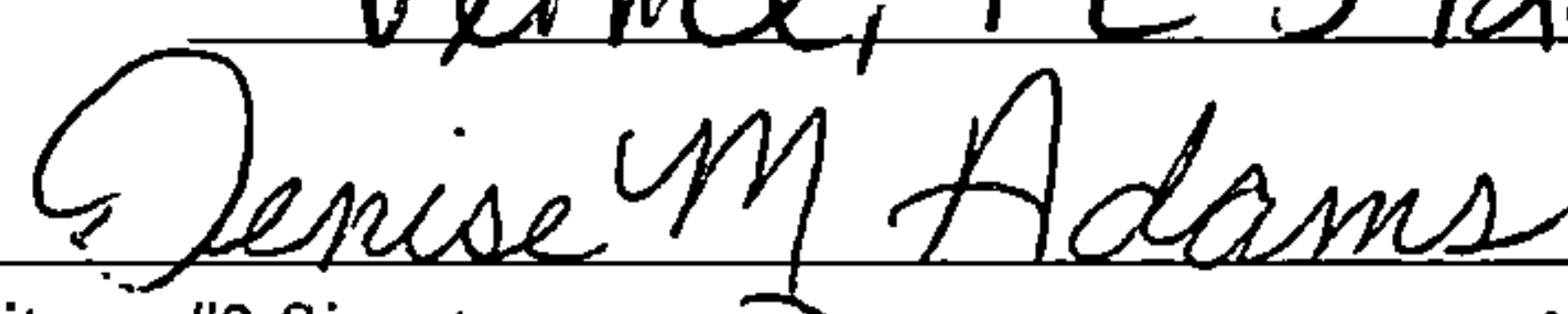
This deed conferrs on the above Trustees/Grantees full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property herein described as provided in Florida Statute 689.073.

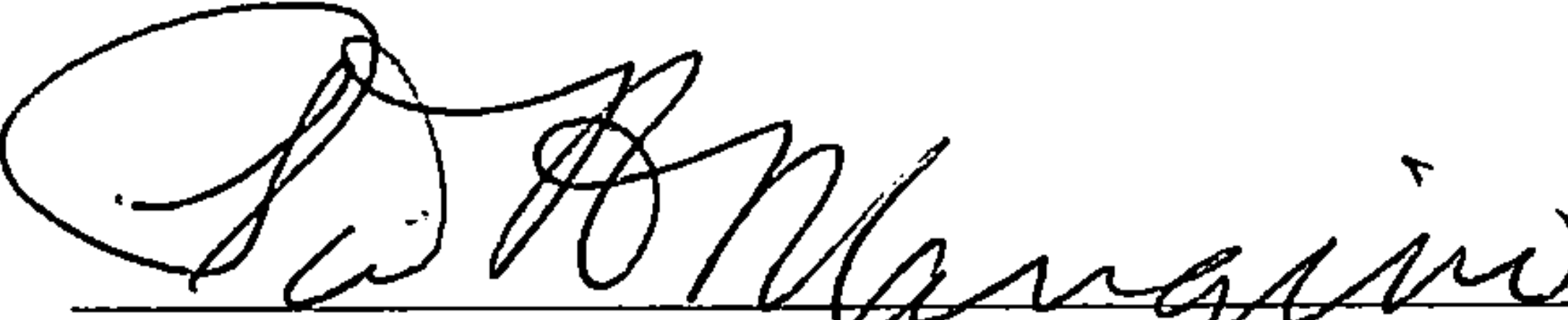
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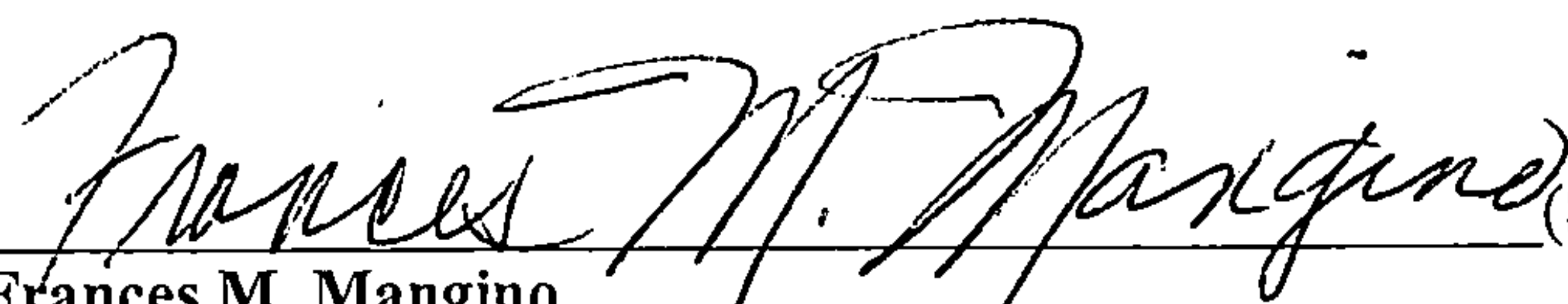
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

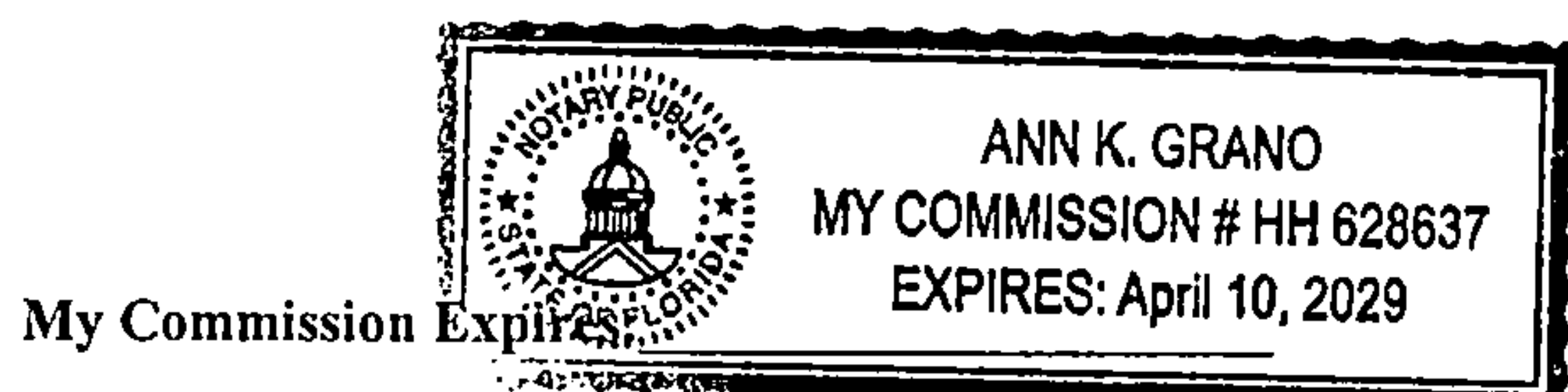

Witness #1 Signature Ann K. Grano
Witness #1 Printed Name
Address: 1072 E Venice Avenue
Venice, FL 34285

Witness #2 Signature Denise M Adams
Witness #2 Printed Name
Address: 6184 Abaco Drive
Sarasota, FL 34238


Patrick Nicholas Mangino (Seal)
Address: 407 Fieldstone Drive, Venice, Florida 34292


Frances M. Mangino (Seal)
Address: 407 Fieldstone Drive, Venice, Florida 34292

State of Florida
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 Patrick Nicholas Mangino, a married man, joined by his spouse, Frances M. Mangino who are personally known to me or who has produced driver's license(s) as identification.




Notary Public Ann K. Grano
Print Name: