

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068119 2 PG(S)

5/20/2026 11:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3496572

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

Doc Stamp-Deed: \$2,555.00

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0137-10-0040
File No.: 2906621

WARRANTY DEED

This Warranty Deed, Made the 15th day of May, 2026, by Rose Marie Liotta, a single woman, whose post office address is: 77 Maple Ave Apt 203, Rockville Centre, NY 11570, hereinafter called the "Grantor", to Kara Lucia, a single woman, whose post office address is: 1749 Burgos Drive, Sarasota, FL 34238, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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 68, ISLES OF SARASOTA, UNIT 1, according to the Plat thereof as recorded in Plat Book 45, Page 21, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Barbara J. Corbins
Witness 1 Signature

Rose Marie Liotta
Rose Marie Liotta

Witness 1 Printed Name and Post Office Address:

Barbara J. Corbins
14 Beverly Rd
W Hempstead NY 11552

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

David Penovan
105 Durland Rd
Lynbrook NY 11563

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026 by Rose Marie Liotta, a single woman, who has produced US Passport as identification.

Barbara J. Corbins
Notary Public Signature

My Commission Expires: 9/15/29
(SEAL)

Printed Name: Barbara J. Corbins

Online Notary (Check Box if acknowledgment done by Online Notarization)

