

5/20/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496714

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332071-421675

Doc Stamp-Deed: \$742.00

Consideration: \$106,000.00
Doc Stamps: \$742.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 15th day of May, 2026, by Shannon M. Russo-Collins, a single woman, ("Grantor") to Shannon M. Russo-Collins and David William Russo, as joint tenants with rights of survivorship, whose post office address is 1280 Western Pine Circle, Sarasota, FL 34240 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 3016, Villages at Pinetree, Marsh Pine Enclave, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 22, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0235093016.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

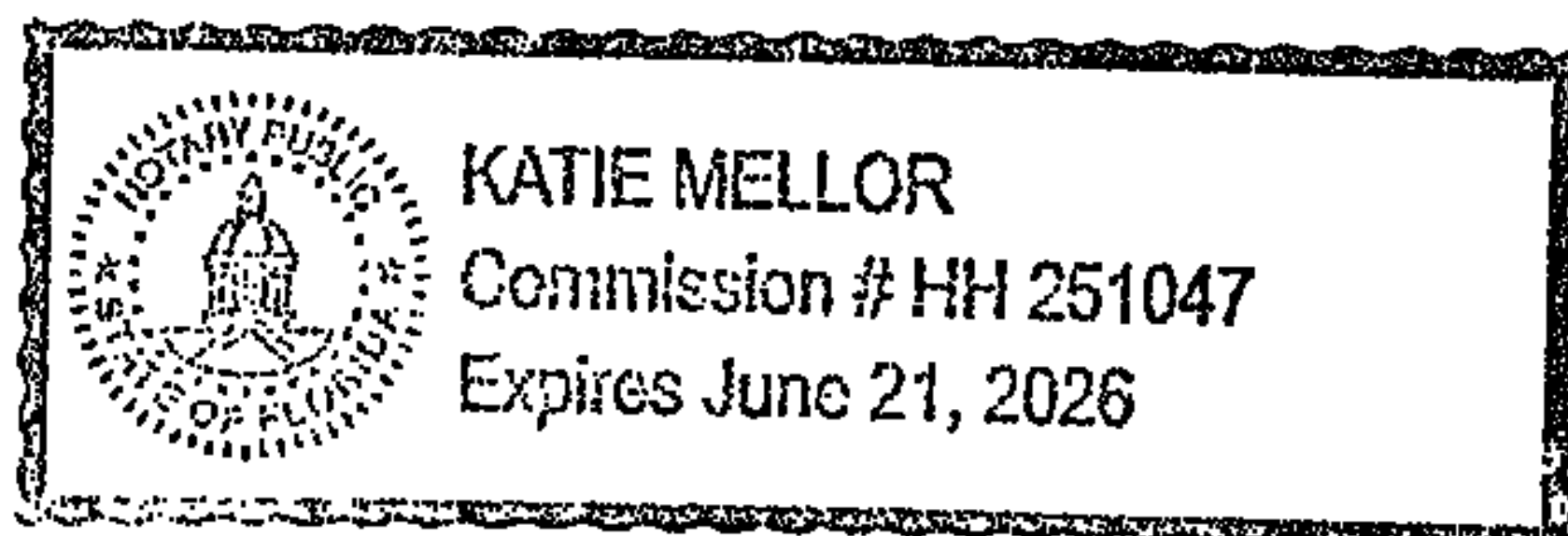
Witness#1 Sign: _____
Witness#1 Print: Juan C Villaverde
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign: _____
Witness#2 Print: Katie Mellor
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

Shannon M. Russo-Collins
Shannon M. Russo-Collins
Address: 1280 Western Pines Circle
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of May, 2026, by Shannon M. Russo-Collins.



Katie Mellor
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ____
Type of identification produced _____