

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068661 3 PG(S)**

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-159606

5/21/2026 9:54 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497042

Doc Stamp-Deed: \$3,115.00

APN/Parcel ID(s): 0472030120

WARRANTY DEED

THIS WARRANTY DEED dated May 15, 2026, by Jerome Curreri and Roberta Curreri, husband and wife, hereinafter called the grantor, to Wladyslaw Furczon, whose post office address is 1056 Tampa Rd, Venice, FL 34293, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot (s) 19335 and 19336, South Venice Unit No. 73, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 61, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Hanna Marie Chace
Witness Signature #1

Jerome Curreri
Jerome Curreri

Hanna Marie Chace
Print Name

Address: 69 1/2 East Ave Apt B
Wellsboro PA 16901

Address: 80 Kelly Rd
Wellsboro, PA 16901

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

Amber Wheeler
Witness Signature #2

Amber Wheeler
Print Name

Address: 138 Tioga St
Wellsboro PA 16901

State of PENNSYLVANIA

County of TIOGA

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 12th day of May, 2026, by Jerome Curreri, to me known to be the person described in or who has produced DRIVER'S LICENSE as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

Hanna Marie Chace
Name: HANNA MARIE CHACE
Notary Public in and for the State of PENNSYLVANIA
My Commission Expires: 6/10/2029

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Hanna Marie Chace, Notary Public
Tioga County
My commission expires June 10, 2029
Commission number 1460214
Member, Pennsylvania Association of Notaries

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

[Signature]
Roberta Curreri

Theresa A Reese
Print Name

Address: 80 Kelly Rd
Wellsboro, PA 16901

Address: 189 Center Rd
Venice FL 34285

[Signature]
Witness Signature

ANNA BRIDINGER
Print Name

Address: 872 LEMON BAY DR
VENICE, FL 34293

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 2026, by Roberta Curreri, to me known to be the person described in or who has produced PA ID as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]
Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

