

5/21/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497163

Prepared By and Return To:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 2028081048

Sales Price: \$105,000.00

File No.: 14915-S

Doc Stamp-Deed: \$735.00

WARRANTY DEED

THIS WARRANTY DEED is made this 21st day of May, 2026 by Claudio Dario Izzo, a single person, whose mailing address is 4411 Bee Ridge Rd., #359, Sarasota, FL 34233 (hereinafter referred to as the "Grantor") to John Grumish, a married person and Paul F. Grumish, a single person as Joint Tenants with Rights of Survivorship whose mailing address is 2613 Pine Ter, Unit D, Sarasota, FL 34237 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michelle Smith
Signature

Claudio Dario Izzo
Claudio Dario Izzo

Print Name: MICHELLE SMITH

P.O. Address: 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

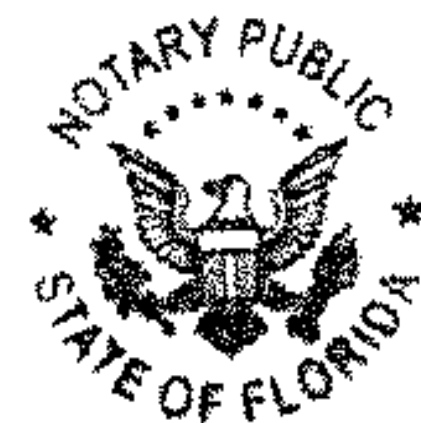
Michael T. Hankin
Signature

Print Name: MICHAEL T. HANKIN
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

P.O. Address: _____

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 20th day of May, 2026, by Claudio Dario Izzo who [] is personally known to me or [X] has produced his Florida driver's license as identification.



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028

Michelle Smith
Signature
Printed Name: MICHELLE SMITH
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 2613-D, HIDDEN LAKE VILLAGE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1368, Page 1482, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 16, and amendments thereto, of the Public Records of Sarasota County, Florida.