

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068869 4 PG(S)**

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

5/21/2026 1:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497199

File Number: 2026-0288

Doc Stamp-Deed: \$2,240.00

Property address:
12434 Amica Loop, Venice, Florida 34293

General Warranty Deed

Made this May 15, 2026 A.D. By **Equity Trust Company Custodian FBO William Radez IRA**, whose post office address is: 12422 Amica Loop, Venice, Florida 34293, hereinafter called the Grantor, to; **Wayne Santoro, a single man**, whose post office address is: 12434 Amica Loop, Venice, Florida 34293, 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 \$320,000.00 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 1297, GRAN PARADISO, PHASE 5-B, according to the map or plat thereof, as recorded in Plat Book 51, Page 182, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0777021297**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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.

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Venice, Florida 34293

File Number: 2026-0288

Property address:
12434 Amica Loop, Venice, Florida 34293

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:
X *Cynthia England*

Witness 1 Printed Name and Address:
Cynthia England Equity Trust Company
1 Equity Way
Westlake, Ohio 44145

X *Nicholas Avalos*

Equity Trust Company Custodian FBO William Radez IRA
Address: 12422 Amica Loop, Venice, Florida 34293
Nicholas Avalos
Corporate Alternate Signer

Witness 2 signature:
X *Joe G. Utman*

Witness 2 Printed Name and Address:
Joe G. Utman Equity Trust Company
1 Equity Way
Westlake, Ohio 44145

State of Ohio County of Cuyahoga

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 15th day of May, 2026, by Nicholas Avalos Corporate Alternate Signer as Corporate Alternate Signer Equity Trust Company Custodian FBO William Radez IRA, who is/are personally known to me or who has produced _____ as identification.

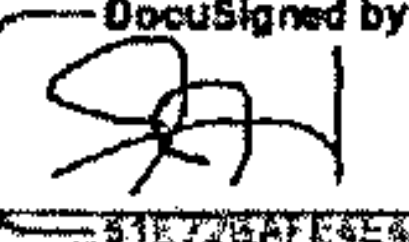
x *Kelly Restivo*
Notary Public
Print Name: Kelly Restivo
My Commission Expires: 5-3-28
Seal:



KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028

**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

(OFFICER)

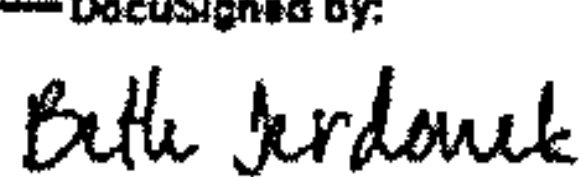
DocuSigned by:

51727EAT6E6427...
Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:

8EB3CF61C7AF...
Richard A. Desich, Vice President

Signed by:

ADC2AF6A3FF2437...
Matthew T. Gardner, Chief Financial Officer

DocuSigned by:

709F70E5C348C...
Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer

Signed by:

148405122CC2A...
George E. Sullivan, Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

DocuSigned by:

5D7E2C690720R...
Amber Baraona, Corporate Alternate Signer

Signed by:

D8448711E20A...
Jeffrey Brown, Corporate Alternate Signer

DocuSigned by:

9D8E1692D0CAF1...
Jillian Dyke, Corporate Alternate Signer

Signed by:

834387AC9E3F4B5...
Jessica Hardon, Corporate Alternate Signer

DocuSigned by:

7486231499E1A10...
Paula Neuhoff, Corporate Alternate Signer

Signed by:

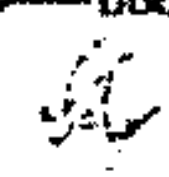
7058C83780C4467...
Jennifer Woskobnick, Corporate Alternate Signer

Signed by:

83383D30371D441...
Sarah Lee, Corporate Alternate Signer

Signed by:

773489E3C871C5...
Taylor Schnear, Corporate Alternate Signer

DocuSigned by:

72CF281A07DF46E...
Michael Ray, Corporate Alternate Signer

Signed by:

17857868A8F49E...
Morgan Funtik, Corporate Alternate Signer

DocuSigned by:

7C4FDBE8CF7147C...
Heather Smith, Corporate Alternate Signer

DocuSigned by:

538DECT12C31A02...
Aaron Gibson, Corporate Alternate Signer

DocuSigned by:

82997801CCF0434...
Jodi Hays, Corporate Alternate Signer

DocuSigned by:

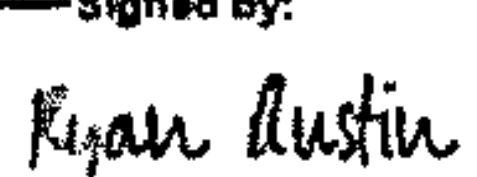
888768E5D8443D...
Megan Marett, Corporate Alternate Signer

Signed by:

77AE095807A4DE...
Ryan Mayhugh, Corporate Alternate Signer

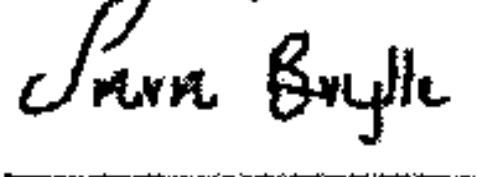
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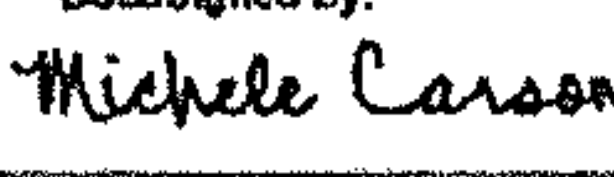
08173517E20A56...
Andrew Anger, Corporate Alternate Signer

Signed by:

730A3C827A554F8...
Ryan Austin, Corporate Alternate Signer

DocuSigned by:

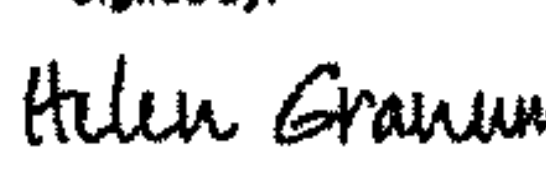
8F3C8E28C6C1407...
Sacha Bretz, Corporate Alternate Signer

Signed by:

0F4E80E15081A7A...
Sara Brylle, Corporate Alternate Signer

DocuSigned by:

8D7603AA7AD1AD...
Michele Carson, Corporate Alternate Signer

DocuSigned by:

28A500C0F12ACE...
Warren Fountaine, Corporate Alternate Signer

Signed by:

226C0A371682487...
Helen Granum, Corporate Alternate Signer

DocuSigned by:
Nicole Hamilton
Nicole Hamilton, Corporate Alternate Signer

DocuSigned by:
James Marcelak
James Marcelak, Corporate Alternate Signer

Signed by:
Geoff Watts
Geoff Watts, Corporate Alternate Signer

Signed by:
Matthew Griffis
Matthew Griffis, Corporate Alternate Signer

Signed by:
Alivia Martindale
Alivia Martindale, Corporate Alternate Signer

Signed by:
Gisela Guerrero
Gisela Guerrero, Corporate Alternate Signer

Signed by:
Sean Hildreth
Sean Hildreth, Corporate Alternate Signer

Signed by:
Marty Walden
Marty Walden, Corporate Alternate Signer

Signed by:
Joell Corignolo
Joell Corignolo, Corporate Alternate Signer

Signed by:
Thomas Tapanes
Thomas Tapanes, Corporate Alternate Signer

Signed by:
Whitney Kauffman
Whitney Kauffman, Corporate Alternate Signer

Signed by:
Nicholas Avalos
Nicholas Avalos, Corporate Alternate Signer

SUBSCRIBED TO before me this 14 day of January, 2026



KRISTEN SOSTAKOWSKI
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2018-RE-702380
My Commission Expires Jan. 28, 2028

Notary Public Kristen Sostakowski
My Commission Expires: January 28, 2028