

5/22/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3497893

This Instrument Prepared by and Return to:

**Kim Moulton**

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260773

Parcel ID: 0970173416

Florida Documentary Stamps in the amount of \$152.60 have been paid hereon.

Doc Stamp-Deed: \$152.60

SPACE ABOVE THIS LINE FOR RECORDING DATA

# **WARRANTY DEED**

**THIS WARRANTY DEED**, made the **22nd day of May, 2026** by

**Maria S. Sparacino aka Maria Stella Sparacino,,**

whose post office address is 6245 Lange Drive, Colorado Springs, CO 80918,

herein called the Grantor, to

**Richard Bruno and Beverly L. Bruno, husband and wife,**

whose post office address is 6874 Crock Avenue, North Port, FL 34291,

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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TWENTY ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (**\$21,750.00**) 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, State of Florida, viz.:

**Lot 16, Block 1734, of the 36th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 16, page 3, of the Public Records of Sarasota County, Florida.**

**The Grantor herein certifies that the property is vacant land and unimproved. Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.**

**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, and hereby 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 January 1, 2026.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

*Maria S. Sparacino AKA  
Maria Stella Sparacino*

Witness #1:

*Carol E. Dickey*

Signature

*Carol E. Dickey*

Printed Name

*123 Conroy Lane  
Slippery Rock PA. 16057*

Full Address

**Maria S. Sparacino aka Maria Stella Sparacino**

Witness #2:

*Joyce C. Krauchuk*

Signature

*Joyce C. Krauchuk*

Printed Name

*377 Grove City Rd.  
Slippery Rock PA. 16057*

Full Address

STATE OF Pennsylvania  
COUNTY OF Butler

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2026, by Maria S. Sparacino aka Maria Stella Sparacino,  who is personally known to me or  who has produced PA Identification Card as identification.

*Joyce C. Krauchuk*

Signature of Notary Public

*Joyce C. Krauchuk*

Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal  
Joyce C. Krauchuk, Notary Public  
Butler County  
My commission expires October 5, 2026  
Commission number 1089149  
Member, Pennsylvania Association of Notaries

