

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069844 2 PG(S)**

**5/22/2026 3:30 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3498044**

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29283

**Doc Stamp-Deed: \$4,095.00**

**Consideration: \$585,000.00**

## **General Warranty Deed**

Made this May 22, 2026 By **Timothy J. Albert and Patti Jo Albert, Individually and as co-trustees of the Timothy J. and Patti Jo Albert Revocable Trust, husband and wife**, whose post office address is: 8844 Bloomfield Blvd, Sarasota, Florida 34238, hereinafter called the Grantor, to **Beth Ann Cuttitta and Bruce F. Cuttitta, husband and wife**, whose post office address is: 8468 Woodbriar Drive, Sarasota, Florida 34238, 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 Ten Dollars, (\$10.00) 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:

**LOT 26, DEER CREEK, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 2, 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0122100003**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the co-trustees to grant, sell and convey real property and that said trust is still in full force and effect and that Timothy J. Albert and Patti Jo Albert are still acting as Co-Trustees.**

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**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.

**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 Signature: ① Kriss Carrion  
Witness # 1 Printed Name: ① Kriss Carrion  
Post Office Address: 360 Linwood Dr  
Miami Springs, FL 33166

Timothy J. Albert (Seal)  
Timothy J. Albert, Individually and as co-trustee of the  
Timothy J. and Patti Jo Albert Revocable Trust

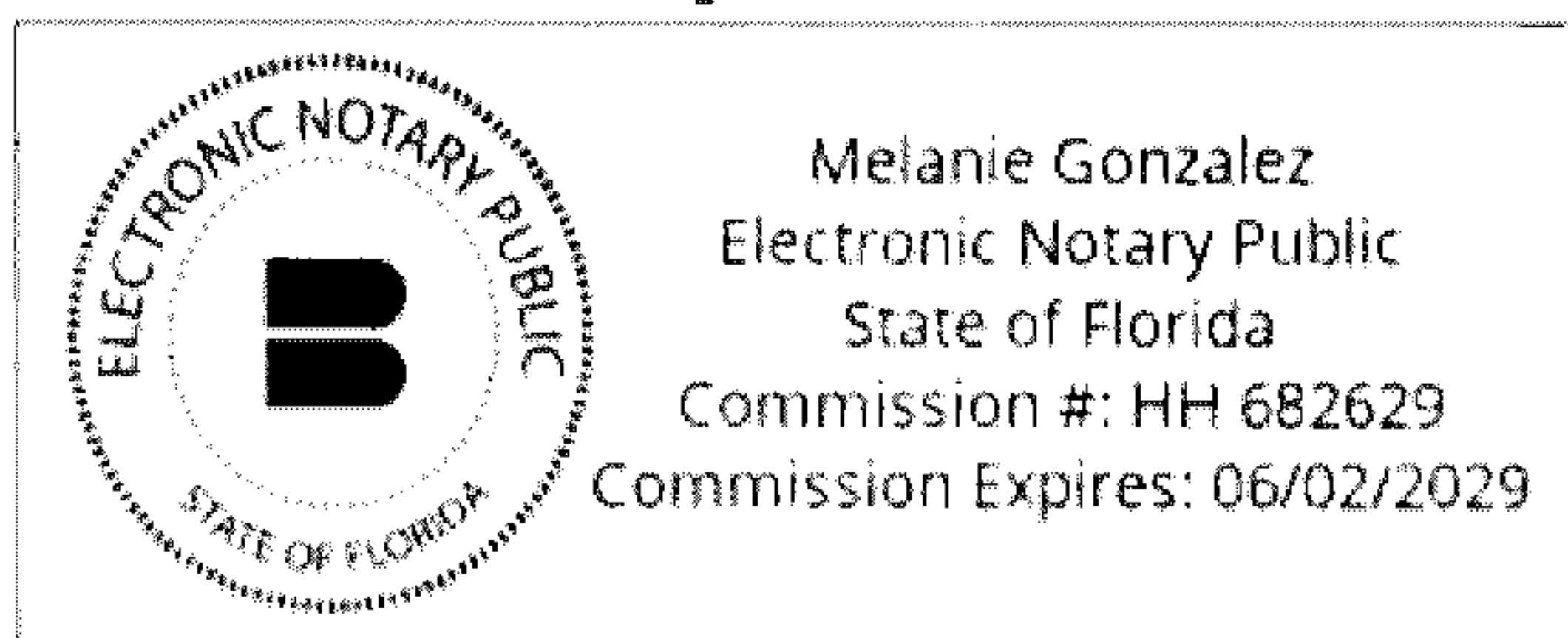
Witness Signature: ② Melanie Gonzalez  
Witness # 2 Printed Name: ② Melanie Gonzalez  
Post Office Address: 540 E 48 St  
Hialeah, FL 33013

Patti Jo Albert (Seal)  
Patti Jo Albert, Individually and as co-trustee of the Timothy  
J. and Patti Jo Albert Revocable Trust

State of Florida  
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 06/02/2029. The foregoing instrument was acknowledged before me by means of [ ] physical presence or  online notarization this May 21, 2026, by Timothy J. Albert and Patti Jo Albert, Individually and as co-trustees of the Timothy J. and Patti Jo Albert Revocable Trust, husband and wife, who is/are personally known to me or who produced Driver's License as identification.

Notarized online using audio-video communication



Melanie Gonzalez  
Notary Public Melanie Gonzalez  
My Commission Expires: 06/02/2029