

5/27/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499150

Doc Stamp-Deed: \$4,480.00

Prepared by and when  
recorded, return to:  
Cynthia A. Riddell, Esq.  
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group  
3400 S. Tamiami Trail  
Sarasota, Florida 34239  
(941) 366-1300  
File Number: 26-055.S

## WARRANTY DEED

This Indenture, made on this 26<sup>th</sup> day of May 2026 by Michael Licata and Jane M. Licata, husband and wife whose address is 7 Burbank Dr, Amherst, New York 14226-3934, hereinafter called the grantors, to Paul W. Schuepp and Lynda Schuepp, Trustees of the Paul and Lynda Schuepp Revocable Trust dated December 3, 2019 whose address is 7681 Uliva Way, Sarasota, Florida 34238, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Six Hundred Forty Thousand dollars & no cents, (\$640,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 1077, VILLAGEWALK UNIT 3B, according to the map or plat thereof, as recorded in Plat Book 44, Pages 34 through 34I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0118100019**

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

**Subject to** restrictions, reservations, easements of record and taxes for the current and subsequent years.

**To Have and to Hold**, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

The Trustee(s) (Grantee herein) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee(s) (and any successor trustee or trustees of the trust) shall have all of the powers set forth in Sections 689.071, 736.0815 and 736.0816, Florida Statutes as same may relate to the real property described in this deed.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness #1 Signature Lisa LeCastre Michael Licata  
Michael Licata

Witness #1 Printed Name Lisa LeCastre

Witness #1 Address 983 Parker Blvd.  
Tonawanda, NY. 14223

Witness #2 Signature Robert C. LeCastre Jane M. Licata  
Jane M. Licata

Witness #2 Printed Name Robert C. LeCastre

Witness #2 Address 983 Parker Blvd.  
Tonawanda, NY. 14223

STATE OF New York

COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on May 26<sup>th</sup>, 2026, by Michael Licata and Jane M. Licata, husband and wife, who are personally known to me or who have produced NY State Driver's Licenses as identification.

SEAL: Lisa LeCastre  
Notary Public, State of New York  
Reg. No. 01LE6098002  
Qualified in Erie County  
Commission Expires 9.2.2027

Lisa LeCastre  
Notary Public - Signature  
Print Name: Lisa LeCastre  
My Commission Expires: 9-2-2027