

Prepared by and return to:  
Sara Huddleston  
Infanti Law Firm  
1605 Main Street  
Suite 1112  
Sarasota, FL 34326  
(941) 289-3929  
File No 2026-6230

**5/27/2026 2:32 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3499252**

**Doc Stamp-Deed: \$2,252.60**

Consideration: \$321,750  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$2,252.60  
Parcel Identification No.: 0559150002

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **22nd day of May, 2026**, between **Christopher Giuffre, a married man, joined by his spouse, Tracie Giuffre**, whose post office address is **7305 Crape Myrtle Way, Sarasota, FL 34241**, Grantor, to **Christopher Giuffre and Tracie Giuffre, husband and wife**, whose post office address is **7305 Crape Myrtle Way, Sarasota, FL 34241**, Grantee:

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 64, OAK FORD, PHASE I, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 5, 5-A through 5-P, inclusive, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

[Signature]  
Printed Name: Jennifer J. McMullen  
P.O. Address: 8157 Landmark Ln  
Sarasota, FL 34241

[Signature]  
Christopher Giuffre  
[Signature]  
Tracie Giuffre

WITNESSES #2:

[Signature]  
Printed Name: BRAD GAVIN  
P.O. Address: 2821 STONECROFT LANE  
SARASOTA FL 34231

STATE OF  
COUNTY OF

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of February, 2026, by Christopher Giuffre and Tracie Giuffre  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public  
Tracy A Harrah  
Print, Type/Stamp Name of Notary

