

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072036 2 PG(S)**

5/28/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499909

Doc Stamp-Deed: \$4,235.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4528

Parcel ID Number: 0062010021

WARRANTY DEED

This **WARRANTY DEED**, made May 27, 2026, by **JIMMY A. CAMPANA AND MARLENE L. CAMPANA, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF RESTATEMENT OF THE CAMPANA TRUST DATED AUGUST 31, 2003**, whose address is 14264 Eagle Branch Drive, Nokomis, FL 34275 (the "Grantor"), to **PAULA MARIA FORTEZA, A MARRIED WOMAN**, whose address is 5272 Box Turtle Circle, Sarasota, FL 34232 (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 SIX HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$605,000.00) and other valuable consideration, 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**, to-wit:

Lot 9, TURTLE CREEK II SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 26, Pages 39 and 39A, inclusive, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name David S Pipe
Witness #1 Address 518 Sheridan Dr
Venice FL 34293

Restatement of the Campana Trust dated August 31, 2003

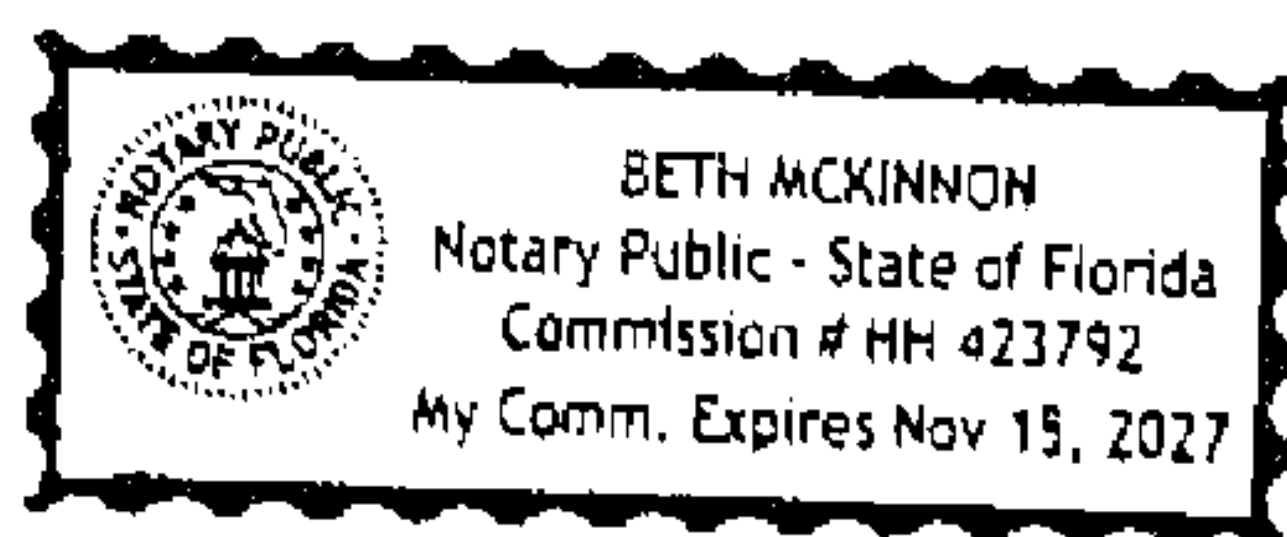
By: [Signature]
Jimmy A. Campana, Individually and as Trustee

By: [Signature]
Marlene L. Campana, Individually and as Trustee

[Signature]
Signature
Witness Printed Name Beth McKinnon
Witness #2 Address 409 Baycrest Dr
Venice FL 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 22nd day of May, 2026, by Jimmy A. Campana and Marlene L. Campana, Individually and as Trustees of Restatement of the Campana Trust dated August 31, 2003, who is/are personally known to me or who has/have produced Drivers Licenses as identification.
Attached to Document: Warranty Deed p 2 of 2 Parcel ID Number: 0062010021



[Signature]
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027