

5/28/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500086

Consideration: \$1,500,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Jamie Adam Ebling, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-49127-001

Doc Stamp-Deed: \$10,500.00

Property Appraiser's Parcel ID No.: 2038010029

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 28th day of May, 2026, by and between **NAHLA D. RIZKALLAH, AN UN-REMARRIED WIDOW**, whose address is **3500 Mystic Pointe Drive, 3603, Aventura, FL 33180** (hereinafter "GRANTOR"), and **JOSEPH ROSSI AND PATRICIA ROSSI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose address is **1934 Datura Street, Sarasota, FL 34239** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

THE EAST 1/2 OF LOT 33 AND ALL OF LOT 35, BLOCK B, DESOTA PARK, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN PLAT BOOK 1, PAGE 61, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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 has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Christine Mazur  
Printed Name Christine Mazur  
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

Nahla D. Rizkallah  
**Nahla D. Rizkallah**

(2) Kristiana P. Shultis  
Printed Name Kristiana P. Shultis  
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of May, 2026, by Nahla D. Rizkallah,  who is/are personally known to me or  who has/have produced DL as identification.

Kristiana P. Shultis  
Signature of Notary Public

Print, Type/Stamp Name of Notary

