

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072614 2 PG(S)**

5/29/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500419

Doc Stamp-Deed: \$1,973.30

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6507

Purchase Price: \$281,850.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$1,973.30
Parcel Identification No.: 1115030010

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

THIS INDENTURE made this **28th day of May, 2026**, between **Karla Jo Gerner, an unmarried woman**, whose post office address is **1613 Currant Court, North Port, FL 34289**, Grantor, to **Anthony Rigothi, a single man**, whose post office address is **1625 Currant Court, North Port, FL 34289**, 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 48, Block 62, Cypress Falls, Phase 1A, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 39, 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 has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants 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 has 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: Samantha Puszkas
P.O. Address: 1105 Main St Suite 112
Sarasota FL 34236

[Signature]
Karla Jo Gerner

WITNESSES #2:

[Signature]
Printed Name: Sam Vaddickson
P.O. Address: 1105 Main St Ste 112
Sarasota FL 34236

STATE OF **FLORIDA**
COUNTY OF **SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2026, by Karla Jo Gerner, who is/are personally known to me or who has/have produced Drivers license as identification.

[Signature]
Signature of Notary Public

Samantha Puszkas
Print, Type/Stamp Name of Notary

