

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073353 2 PG(S)**

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: 26-059.S

6/1/2026 11:46 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501030

Doc Stamp-Deed: \$2,380.00

WARRANTY DEED

This Indenture, made on this 29th day of May 2026 by **John J. Piazza, an unmarried man and Amanda Jo Piazza aka Amanda Jo Smith, an unmarried woman** whose address is 5244 Sister Terrace, North Port, Florida 34286, hereinafter called the grantors, to **Jonathan Fernandez and Sara Marton, husband and wife** whose address is 2561 Dagon Rd, Venice, Florida 34293, 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 **Three Hundred Forty Thousand dollars & no cents, (\$340,000.00)** 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 36, Block A, WREN'S SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 1, Pages 71 through, of the Public Records of Sarasota County, Florida. LESS the North 10 feet for road right-of-way.

Parcel ID Number: **0132050032**

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.

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

Witnesses:

Witness Signature

Lisa Kroshus

Witness Printed Name

Lisa Kroshus

Witness Address

5346 Greenbrook Dr.

Witness Signature

Cynthia A. Riddell

Witness Printed Name

Cynthia A. Riddell

Witness Address

3400 S. Tamiami Trl.

STATE OF

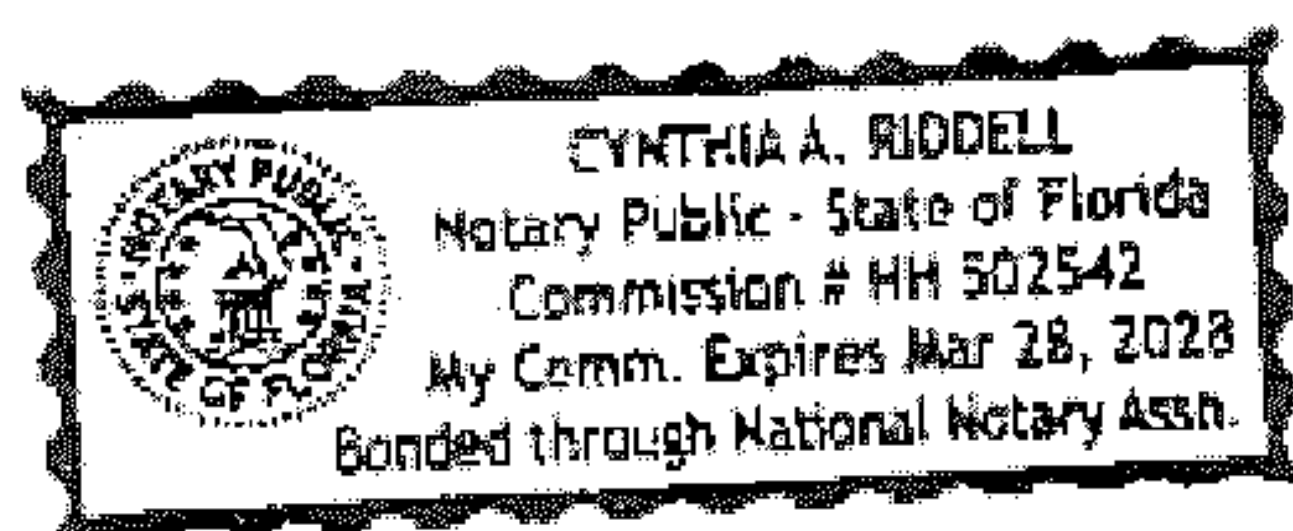
Florida

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization on May 29th 2026, by John J. Piazza, an unmarried man and Amanda Jo Piazza aka Amanda Jo Smith, an unmarried woman, who are personally known to me or who have produced DIL as identification.

SEAL:



John J. Piazza

John J. Piazza

Amanda Jo Piazza aka Amanda Jo Smith

Amanda Jo Piazza

Notary Public - Signature

Print Name: _____

My Commission Expires: _____

Cynthia A. Riddell