

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073544 2 PG(S)**

6/1/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501146

Consideration: \$505,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48981-003

Doc Stamp-Deed: \$3,535.00

Property Appraiser's Parcel ID No.: 0445-16-0034

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **WILLIAM ROSS HIGLEY, JR., A SINGLE MAN**, whose address is **271 Lunar Loop, Austin, TX 78737** (hereinafter "GRANTOR"), and **DAVID RONCAIOLI AND NANCY RONCAIOLI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **373 Roseling Circle, Venice, FL 34293** (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:

LOT 30, THE LAKES OF JACARANDA, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 18, 18A, 18B AND 18C, 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.

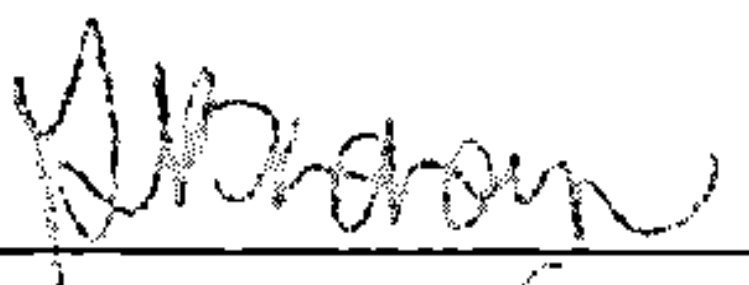
(acknowledgment signatures on following page)

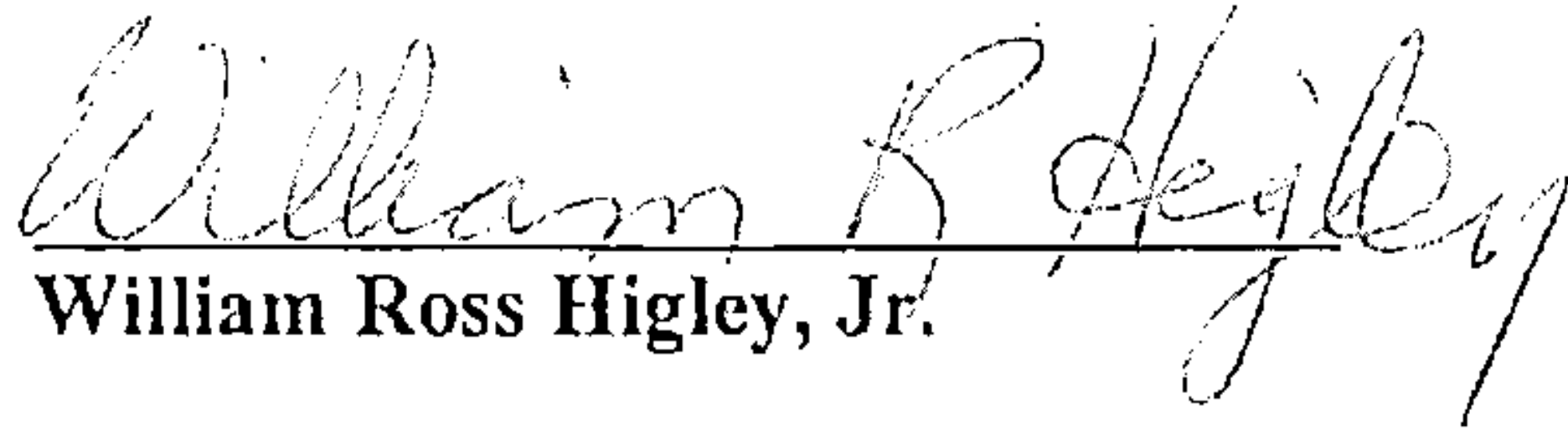
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

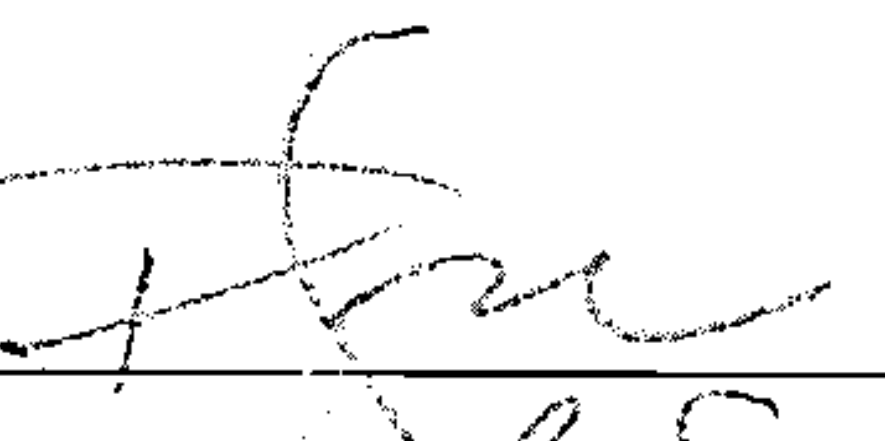
WITNESSES:

GRANTOR:

(1) 
Printed Name Gabriel Budanza


William Ross Higley, Jr.

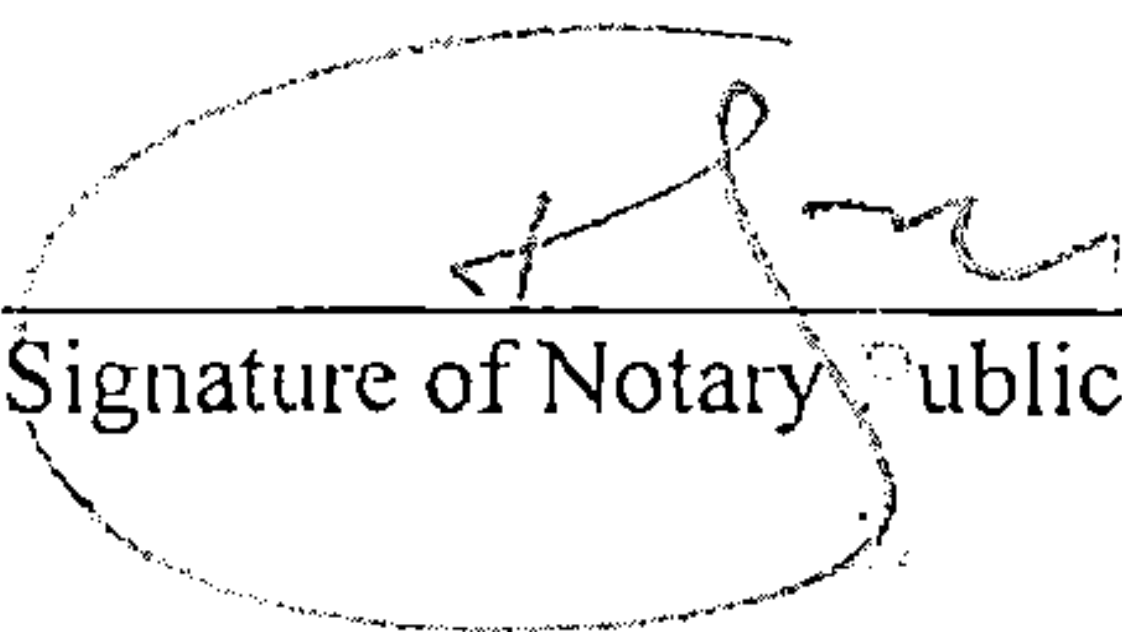
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

(2) 
Printed Name J.R. Smith
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026, by William Ross Higley, Jr., ☐ who is personally known to me or ☒ who has produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

