

6/1/2026 1:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501215

Doc Stamp-Deed: \$1,610.00

Prepared by and return to:
Brittany Pugh
Rocket Close, LLC
600 North Westshore Boulevard
701
Tampa, FL 33609
(813) 279-6509
File No FL-108593

Parcel Identification No 0452-14-0027

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

This indenture made the 29th day of May, 2026 between Denise Harrington, a single woman, and Andrea Picard, a single woman, as joint tenants with right of survivorship, whose post office address is 1051 Sandlewood Drive, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantors, to Gina L. Piperato, a single woman, whose post office address is 1328 Jamaica Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lots 6275 and 6276, SOUTH VENICE UNIT NO. 24, according to the map or plat thereof as recorded in Plat Book 6, Page 71, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Denise Harrington
Denise Harrington

Andrea Picard
Andrea Picard

Thomas W Perrin
WITNESS

PRINT NAME: Thomas W Perrin

Beth McKinnon
WITNESS

PRINT NAME: Beth McKinnon

573 LaGorce Dr
Venice FL 34293
WITNESS 1 ADDRESS

409 Baycrest Dr
Venice FL 34285
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 28TH day of MAY, 2026, by Denise Harrington and Andrea Picard.

(Seal)



Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type or Stamp Name of Notary

Personally Known:
OR Produced Identification: X
Type of Identification Produced: FL Drivers Licenses