

6/1/2026 1:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501223

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-430

Parcel ID: 0955071212

Consideration: \$12,500.00

Doc Stamp-Deed: \$87.50

Warranty Deed

Know All Men By These Presents that, **Martin DiVito, a single man**, (henceforth referred to as "Grantor") of **21 Lancewood Lane, Wolcott, CT 06716**, for consideration paid, grant to **Ryan F Rose and Ashley Rose, husband and wife**, (henceforth referred to as "Grantee") of **5486 North Salford Boulevard, North Port, FL 34286**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 12, Block 712, of SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Pages 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 29th day of May, 2026

WARRANTY DEED

Kathleen E. Salerno
Witness #1 Signature

Kathleen E. Salerno
Witness #1 Printed Name

P.O. Address: 150-15 Burnitt ST
Plantsville, CT 06479

Michele C. Troisi
Witness #2 Signature

Michele C. Troisi
Witness #2 Printed Name

P.O. Address: 21 Lancewood Ln
Wolcott CT 06714

STATE OF Connecticut
COUNTY OF Hartford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 28th day of May, 2026, by Martin DiVito, ☐ who is/are personally known to me or ☒
who has/have produced CT Driver's License as identification.

Kathleen E. Salerno
Signature of Notary Public

Kathleen E. Salerno
Print, Type/Stamp Name of Notary

Kathleen E. Salerno
Notary Public - State of Connecticut
My Commission Expires
April 30, 2030