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INSTRUMENT # 2026073987 2 PG(S)

6/1/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501496

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: **Juan C. Villaveces, Esq.**
Our File Number: 332036-421874

Doc Stamp-Deed: \$3,150.00

Consideration: \$450,000.00
Doc Stamps: \$3,150.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 28 day of June, 2026, by Philip C. Gulliford and Eileen F. Olive, husband and wife ("Grantor") to Alan Romero and Aksana Romero, husband and wife, whose post office address is 2616 Wood Street, Sarasota, FL 34237 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 15, HAGER PARK, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 9, Page 64, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2034010015.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Cynthia Allen
Witness#1 Print: Cynthia Allen
Witness #1 Address: 6018 Irish Hill Dr Houston, Tx. 77053

Witness#2 Sign: Linda Stark
Witness#2 Print: Linda Stark
Witness #2 Address: 101 Briny Ave., Pompano Beach, FL 33062

Philip C. Gulliford

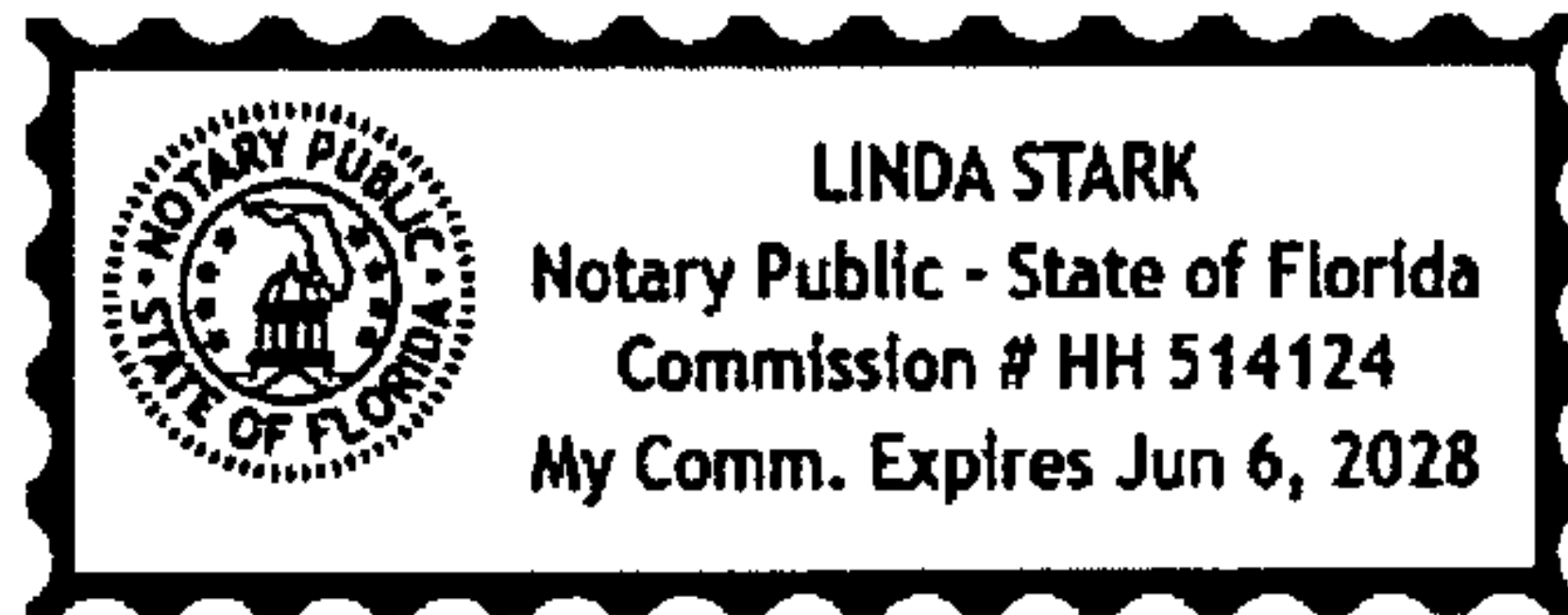
Philip C. Gulliford
Address: 311 Park Place
Ithaca, NY 14850

Eileen F. Olive

Eileen F. Olive
Address: 311 Park Place
Ithaca, NY 14850

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28 day of June, 2026, by Philip C. Gulliford and Eileen F. Olive.



Linda Stark

Notary Public
Print Name: Linda Stark
My Commission Expires: 6/6/2028

Personally Known (OR) Produced Identification
Type of identification produced US passport

Completed via Remote Online Notarization using 2 way Audio/Video technology.