

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074263 2 PG(S)**

6/2/2026 11:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501739

Consideration: \$438,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
525 1st Avenue N
St. Petersburg, FL 33701
26-48923-001

Doc Stamp-Deed: \$3,066.00

Property Appraiser's Parcel ID No.: 0074-02-0016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **JOHN C. WHITE, an unmarried man**, whose address is **2607 Tanglewood Drive, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **CHRISTOPHER J. ROSINSKI AND THERESA ROSINSKI, husband and wife**, as tenants by the entirety, whose address is **2452 Whippoorwill Circle, Sarasota, FL 34231** (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 16, WESLOW WILLOWS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 27, 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:

(1) Bailly H
Printed Name Bailly Hummerich
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

(2) [Signature]
Printed Name Andrew T. Vellela
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

[Signature]
John C. White

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2026, by John C. White, ☐ who is personally known to me or ☒ who has produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

