

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075296 2 PG(S)**

6/3/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502582

Consideration: \$467,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48473-001

Doc Stamp-Deed: \$3,272.50

Property Appraiser's Parcel ID No.: 0115-12-3007

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of June, 2026, by and between **FREDERICK CAVALUZZI AND KATHLEEN ALIDA CAVALUZZI A/K/A ALIDA CAVALUZZI, HUSBAND AND WIFE**, whose address is **9135 Willow Brook Drive, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **JAMES H. TETEAKE AND MICHELLE C. TETEAKE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4756 Daybreak Ct, Middleton, WI 53562** (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:

UNIT 7, VALENCIA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2800, PAGES 1281 THROUGH 1343, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 31, PAGES 9 AND 9A THROUGH 9E, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

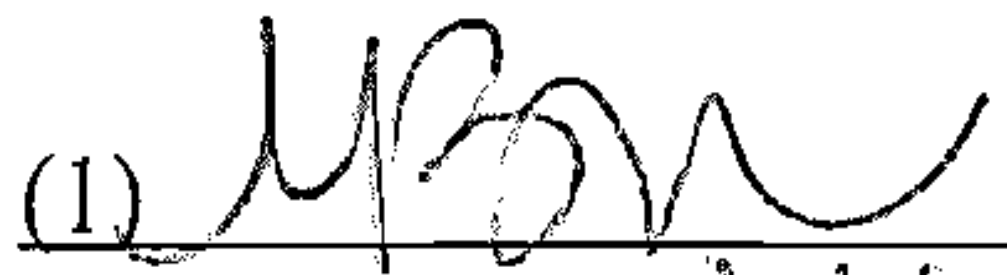
Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the 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.

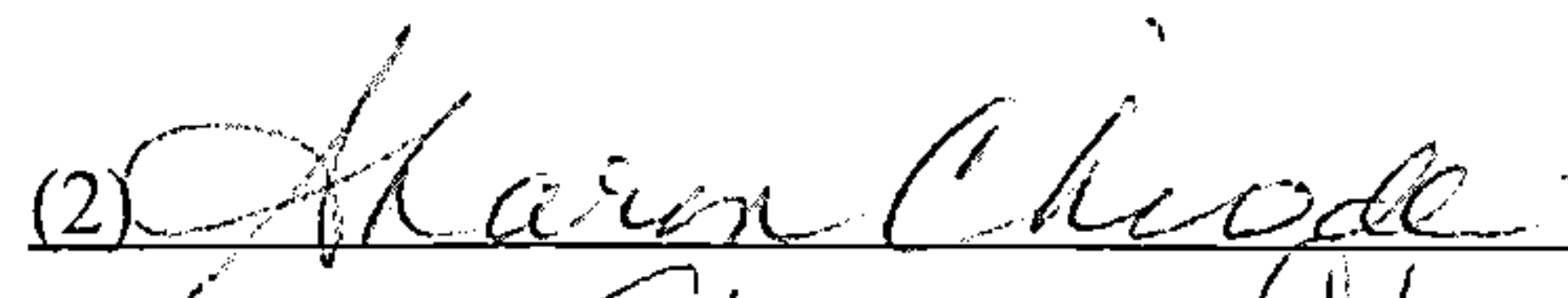
(acknowledgment signatures on following page)

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) 
Printed Name Mallory Bauer
P.O. Address 3700 S TAMiami
SARASOTA FL 34239

(2) 
Printed Name Sharon Chiodi
P.O. Address 1350 Main St, Ste 2
Sarasota, FL 34236

GRANTOR:

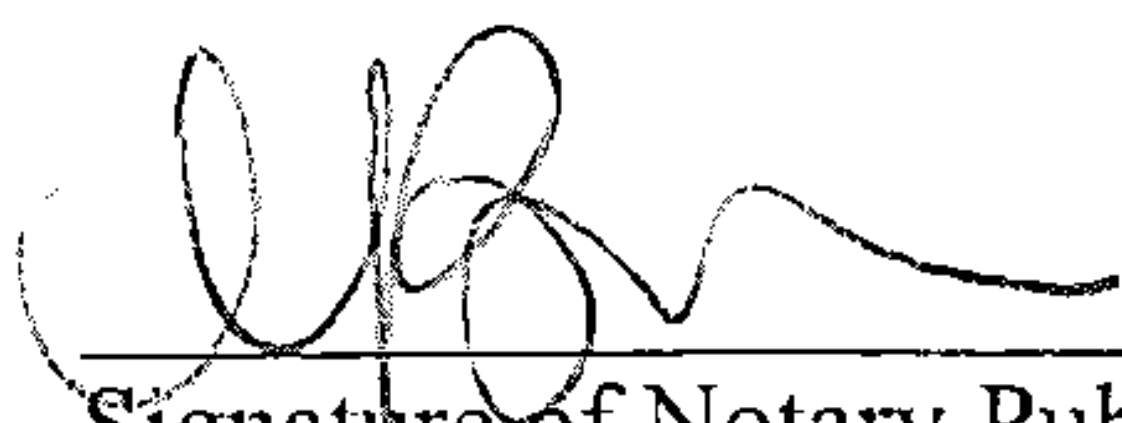

Frederick Cavaluzzi


Kathleen Alida Cavaluzzi a/k/a
Alida Cavaluzzi

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26th day of May, 2026, by Frederick Cavaluzzi and Kathleen Alida Cavaluzzi a/k/a Alida Cavaluzzi, BE who are personally known to me or  who have produced _____ as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

