

Prepared by and Return to:
Pamela Pounds
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0447150046
File- MFL-2275496
Consideration Amount \$340,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075593 2 PG(S)

6/3/2026 3:43 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502815

Doc Stamp-Deed: \$2,380.00

WARRANTY DEED

This Indenture, Made this June 1, 2026, between Sherry D. Gibson, a single woman, whose post office address is: 661 S Hawes Road Lot 95, Mesa, AZ 85208, hereinafter called the "Grantor", and, Brad Gostomski, a single individual, whose post office address is: 443 Belmont Avenue, Venice, FL 34293, hereinafter called the "Grantee".

[Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor 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 County, FL, and being further described as follows:

Lot 2, Block 33, Venice East - 6th Add'n., according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 50, of the Public Records of Sarasota County, Florida.

Property Address: 443 Belmont Avenue, Venice, FL 34293

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Sarah Raczyński
Witness #1 Signature

Sarah Raczyński
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

Samela Bonds
Witness #2 Signature

Samela Bonds
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S):

Sherry D Gibson
Sherry D Gibson

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this ~~June 8, 2026~~ may 14, 2026 by: Sherry D. Gibson, a single woman who is/are personally known by me or who has/have produced: DL as identification.

Sarah Raczyński
Notary Public

My Commission Expires: _____

