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KAREN E RUSHING
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SARASOTA COUNTY, FL

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Prepared by and return to.

Joshua D. Rudnick

Attorney at Law

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Naples, FL 34109

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File Number 593048-001

CONSIDERATION \$8,000 00

Parcel Identification No 0974181719

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Warranty Deed

(STATUTORY FORM - SECTION 689 02, F S)

This Indenture made this 1st day of June, 2026 between **Salvatore Zanca and Margherita Zanca, husband and wife**, whose post office address is **78-07 Furmanville Ave, Middle Village, NY 11379**, grantor*, and **Brent Arthur Pleeter**, whose post office address is **14480 Jekyll Island Court, Naples, FL 34119**, and **Santo Ugialoro**, whose post office address is **2281 Priory Ln, Unit 1206, Naples Fl 34120**, each as to an undivided 50% interest as **Tenants in Common**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, Florida**, to-wit:

Lot 19, Block 1817, Thirty-Seventh Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 16, Pages 4, 4A through 4H, of the Public Records of Sarasota County, Florida.

Subject to ad valorem taxes for 2026 and subsequent years, zoning, building code and other use restrictions imposed by governmental authority, outstanding oil, gas and mineral interests of record if any, and restrictions, reservations and easements common to the subdivision or condominium, as applicable, provided however, that none of them shall prevent use of the property for residential purposes.

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

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

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

Signed, sealed and delivered in the presence of (as to both).

Jean W Pierre
Witness
Printed Name JEAN W PIERRE
P O Address 35 CIRCLE DR W
ELMONT NY 11003

Salvatore Zanca
Salvatore Zanca

Margherita Zanca
Margherita Zanca

Nicolo Maltese
Witness
Printed Name NICOLÒ MALTESE
P O Address 74-11 CALDWELL AVE.
MIDLE VILLAGE NY 11379

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026 by Salvatore Zanca and Margherita Zanca, who ☐ are personally known or ☒ have produced a driver's license as identification

Jean W Pierre
Notary Public
Print Name JEAN W PIERRE
My Commission Expires: 6-10-2027

