

Consideration: \$850,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48999-001

**6/4/2026 2:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503355**

Doc Stamp-Deed: \$5,950.00

Property Appraiser's Parcel ID No.: 0465-02-7530

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 4th day of June, 2026, by and between **GAYLE J. PULLANO, A UNREMARIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE PULLANO FAMILY TRUST U/A/D JANUARY 8, 2008**, whose address is **20190 Gambrel Path, Lakeville, MN 55044** (hereinafter "GRANTOR"), and **RICHARD G. CLOSE AND BETH M. CLOSE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **23535 Waverly Circle, Venice, FL 34293** (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 753 OF SARASOTA NATIONAL, PHASE 1B-R, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE(S) 17, 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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) Keri Sell
Printed Name Keri Sell
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) Freda G. Livesay
Printed Name FREDA G. LIVESAY
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

Gayle J. Pullano, individually and as Trustee of
The Pullano Family Trust u/a/d January 8, 2008

By: Gayle J. Pullano
Gayle J. Pullano, individually and as Trustee
aforesaid

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 3 day of June, 2026, by Gayle J. Pullano, individually and as Trustee of The Pullano Family
Trust u/a/d January 8, 2008, ☐ who is/are personally known to me or ☒ who has/have produced
FLDL as identification.

Keri Sell
Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

