

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076738 2 PG(S)**

6/5/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503809

Prepared by and Return to:

Amanda Crane

Suncoast One Title & Closings, Inc.

4044 North Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$3,619.00

File No.: ENG-2026-3138

Parcel ID Number: 0487-09-0030

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of June, 2026 between Michael R. Raffaghello, an unmarried man, whose post office address is 8141 Saint Kitts Circle, Englewood, FL 34224, of the County of Charlotte, State of Florida, Grantor, to Randal Austin and Tammy Austin, husband and wife, as tenants by the entirety, whose post office address is 1314 South Summer Range Road, De Pere, WI 54115, of the County of Brown, State of Wisconsin, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 192, Overbrook Gardens Section No. 2, according to the plat thereof, as recorded in Plat Book 9, Page(s) 53, 53A and 53B, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

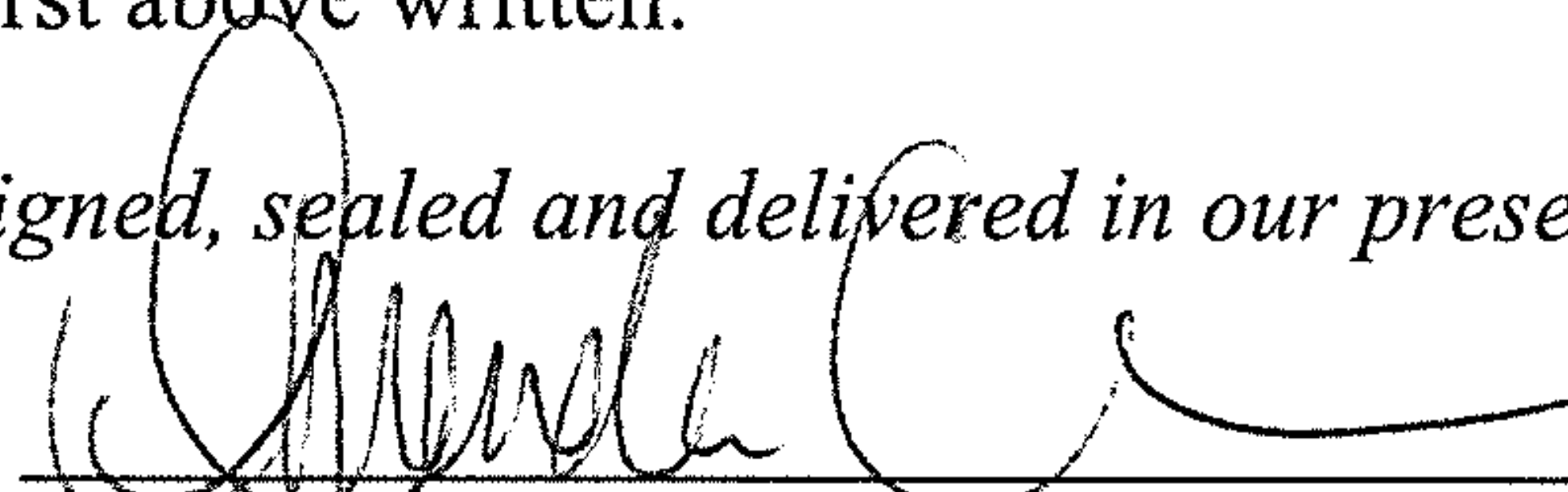
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

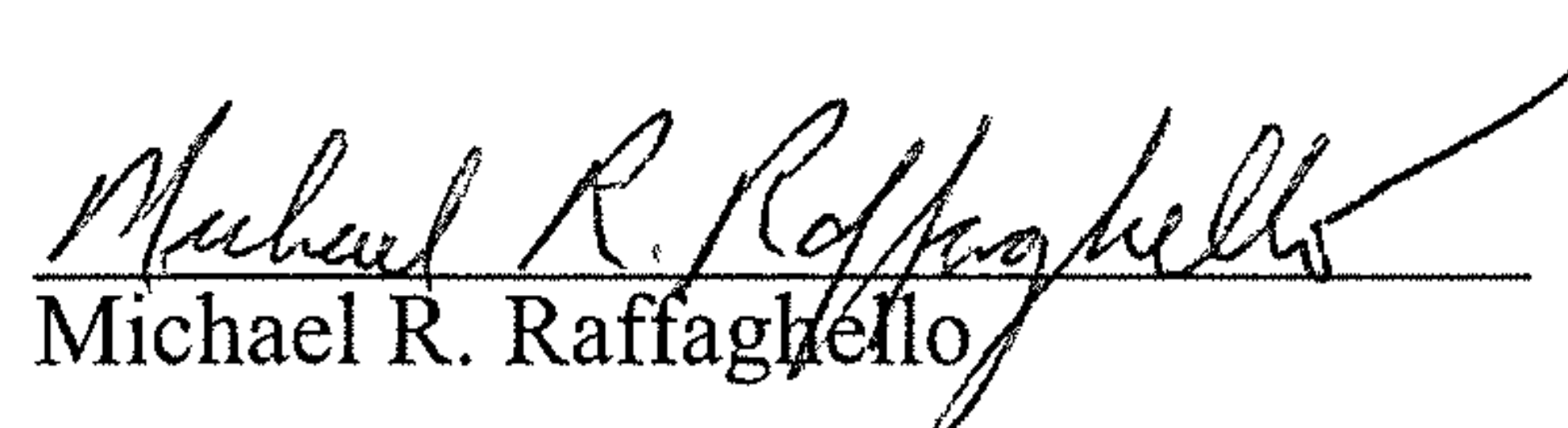
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

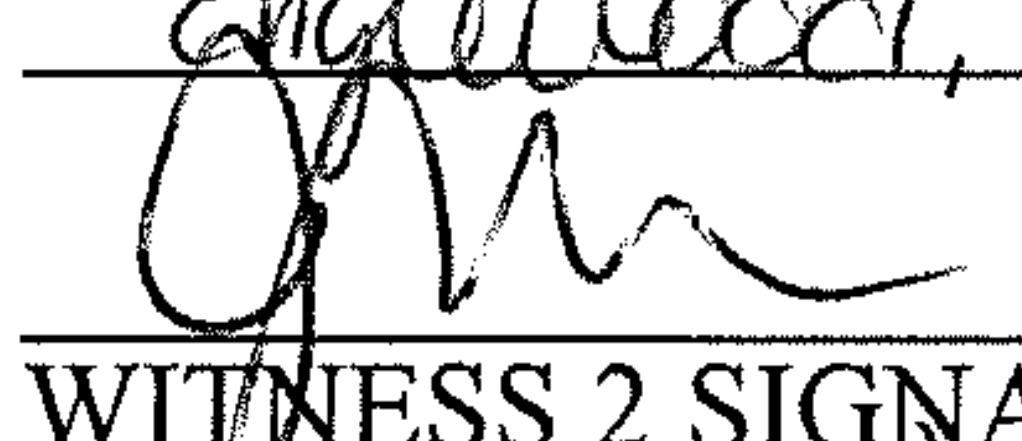

WITNESS 1 SIGNATURE

PRINT NAME: Amanda Crane


Michael R. Raffaghello

WITNESS 1 ADDRESS:

4044 N. ACCESS Rd.
Englewood, FL 34224


WITNESS 2 SIGNATURE

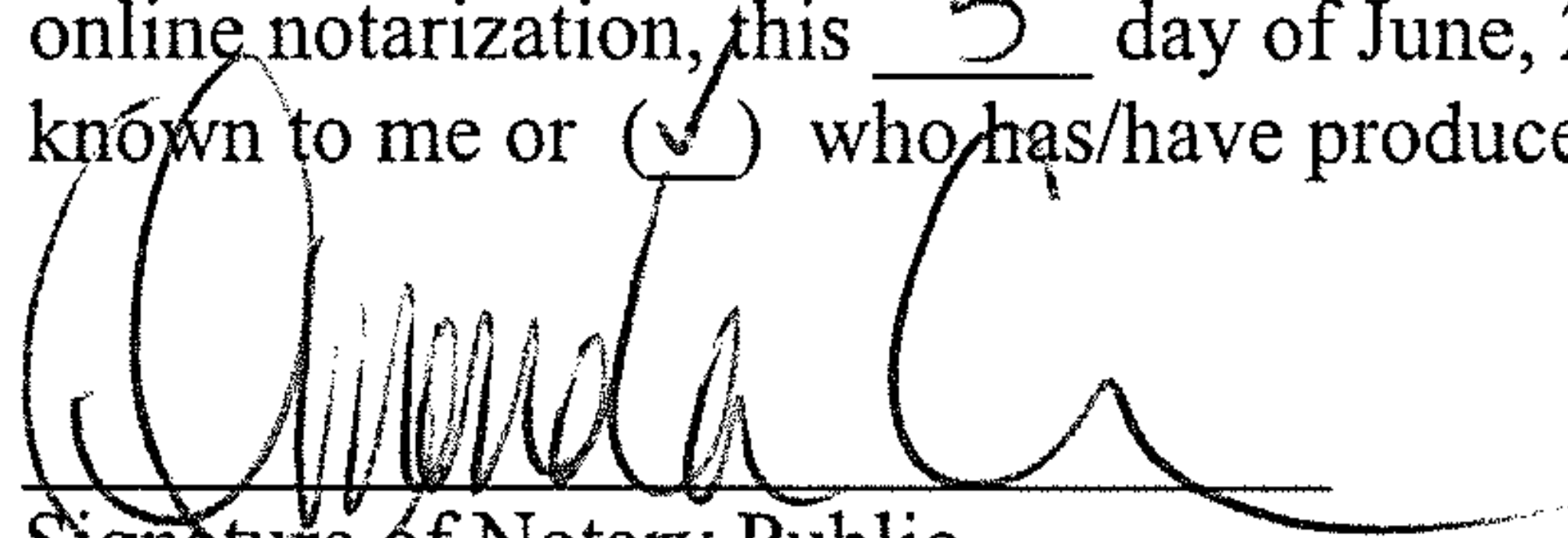
PRINT NAME: Joanna D'Angelo

WITNESS 2 ADDRESS:

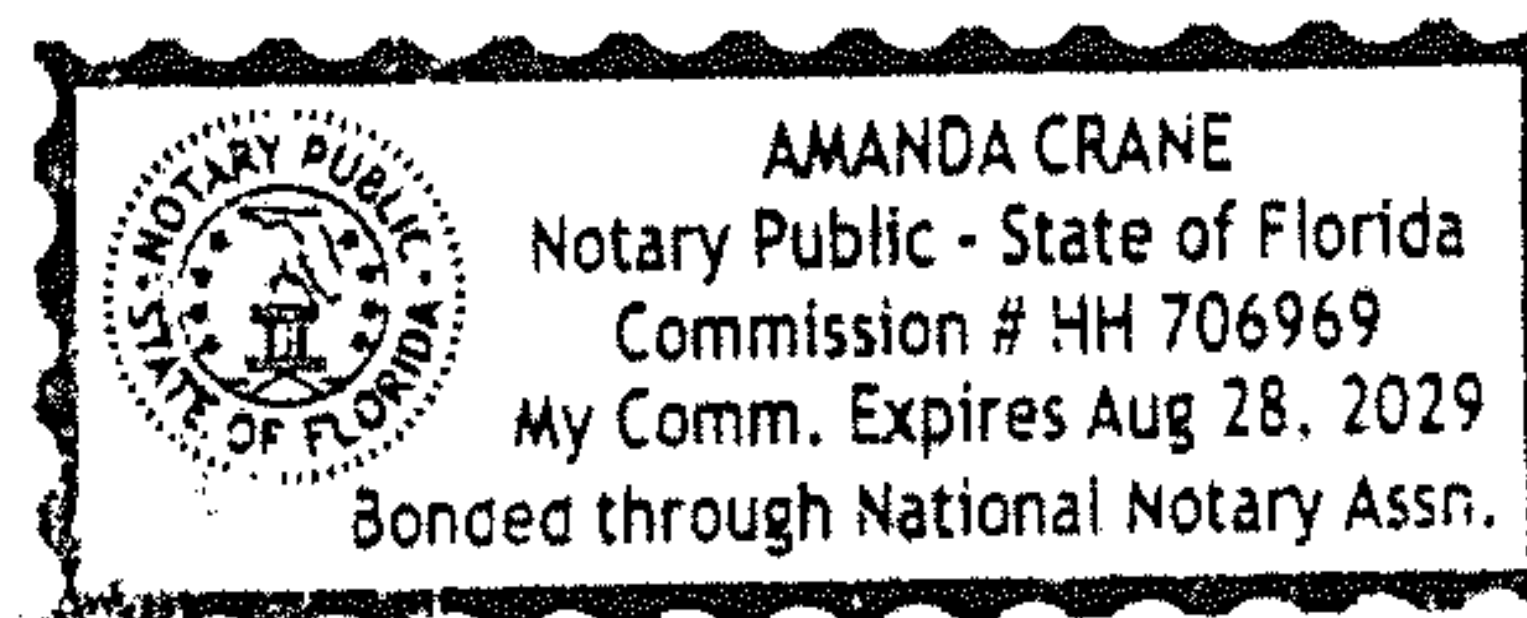
4044 N. ACCESS Rd.
Englewood, FL 34224

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 5 day of June, 2026, by Michael R. Raffaghello, (☐) who is/are personally known to me or (☒) who has/have produced DRIVERS License as identification.


Signature of Notary Public

Amanda Crane
Print, Type/Stamp Name of Notary



(NOTARY SEAL)