

6/5/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504024

PREPARED BY AND RETURN TO:

CHRISTOPHER J. HORLACHER, ESQ.

Florida Bar #: 0069087

DHR Law, PLLC

2639 Fruitville Road

Second Floor, Suite 203

Sarasota, Florida 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$4,270.00

WARRANTY DEED

This Warranty Deed is made by **Enrico A. Serine and Patricia A. Serine**, husband and wife, whose post office address is: 102 La Salle Rd. PO Box 270098 West Hartford, CT 016127-0098, hereinafter collectively referred to as "Grantor", to **Thomas Feeney and Kathy Blake**, husband and wife, whose post office address is: 2036 Timucua Trl. Nokomis, FL 34275, hereinafter collectively referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Lot 8, Block G, Calusa Lakes Unit 1, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 7, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0359030015.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 5 day of June, 2026.

WITNESSES AS TO BOTH:

Julia Horowitz
Print Name: Julia Horowitz

Address: 2639 Fruitville Rd #203
Sarasota, FL 34237

Chris Horowitz
Print Name: Chris Horowitz

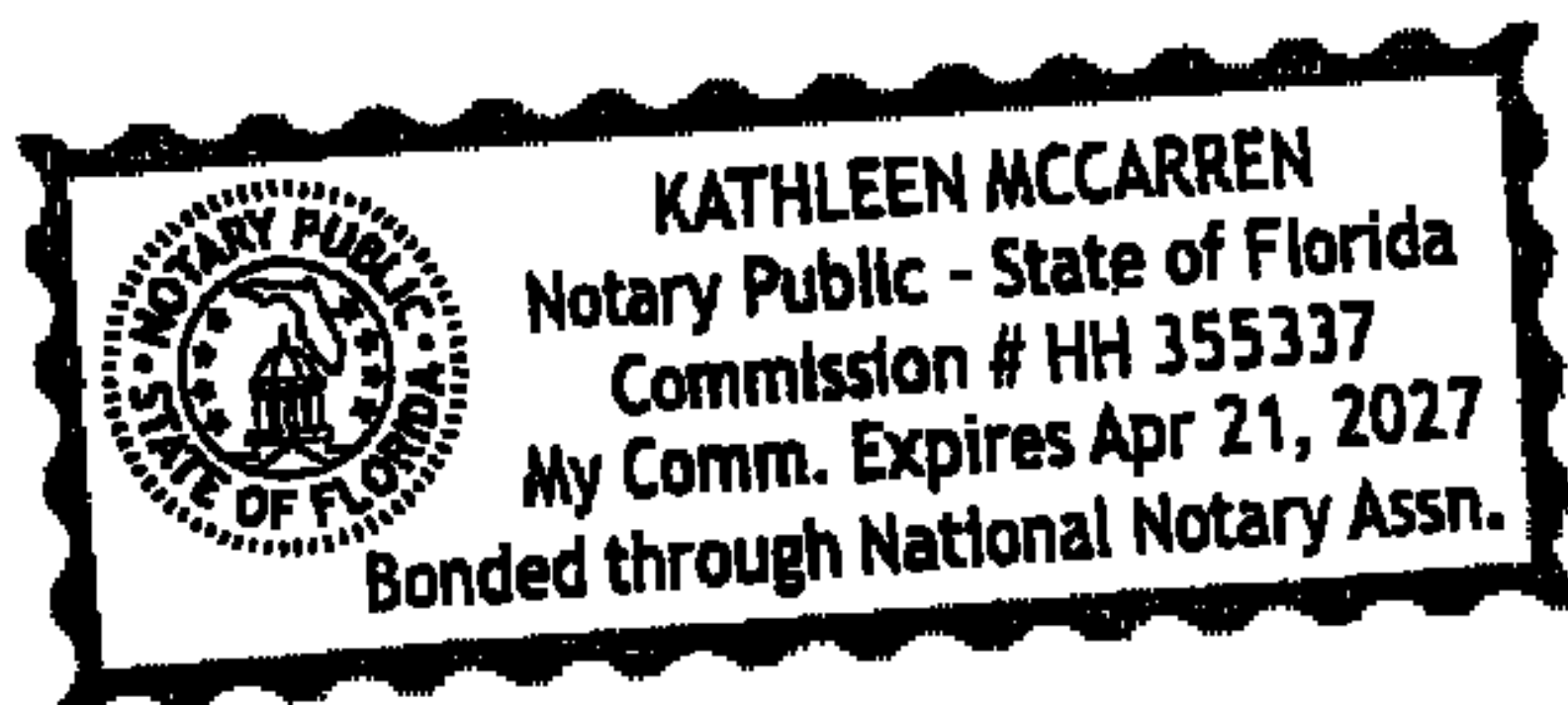
Address: 2639 Fruitville Rd #203
Sarasota, FL 34237

Enrico A. Serine
Enrico A. Serine

Patricia A. Serine
Patricia A. Serine

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by **Enrico A. Serine and Patricia A. Serine**, who are (Notary choose one) ☐ personally known to me, or ☒ who have produced driver's licenses as identification.



KMCC
Notary Public
Print Name: Kathleen McCarren
My Commission Expires: 4/21/27