

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077535 2 PG(S)**

6/8/2026 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504470

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29321

Doc Stamp-Deed: \$4,725.00

Consideration: \$675,000.00

General Warranty Deed

Made this June 8, 2026 By **Marilyn Ann Donahue f/k/a Marilyn Ann Jones, an unmarried woman**, whose post office address is: 3454 Yonge Avenue, Sarasota, Florida 34235, hereinafter called the Grantor, to **Marsilio Zappaterreno and Daniela Cristina Cioara, husband and wife**, whose post office address is: 4328 Lost Forest Lane, Sarasota, Florida 34235, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witneseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 24, LOST FOREST SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 26, Pages 10 and 10A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0031130001**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

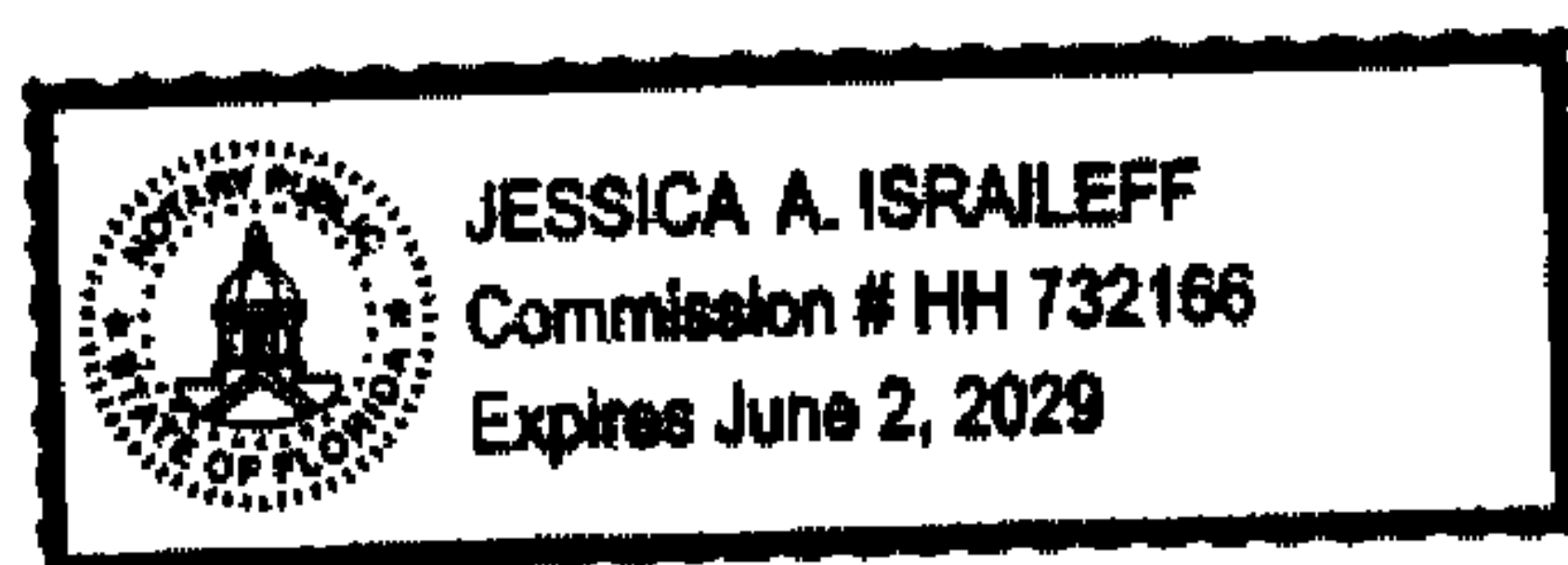
Witness Signature: *J. A. Israileff* *Marilyn Ann Donahue f/k/a Marilyn Ann Jones* (Seal)
Witness # 1 Printed Name: Jessica A. Israileff Marilyn Ann Donahue f/k/a Marilyn Ann Jones
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: *Richard E. Capps*
Witness # 2 Printed Name: Richard E. Capps
Post Office Address: 3730 Summerwind Cir.
Bradenton, FL 34209

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 8, 2026, by Marilyn Ann Donahue f/k/a Marilyn Ann Jones, who is personally known to me or who produced drivers license as identification.

(SEAL)



J. A. Israileff
Notary Public
My Commission Expires: 6-2-2029