

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077711 2 PG(S)**

6/8/2026 4:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504633

CONSIDERATION: \$1,350,000.00

DOC TAX: \$9,450.00

RECORD: \$18.50

PARCEL ID NO.: 2038080048

Prepared by and return to:

Doc Stamp-Deed: \$9,450.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 8th day of June 2026, by and between **MICHAEL S. JOHNSON and ELLEN D. JOHNSON, husband and wife**, hereinafter referred to as Grantor, whose post office address is 1744 Cherokee Drive, Sarasota, FL 34239, and **VICTOR M. DAMBROSIA and TRACY L. DAMBROSIA, husband and wife**, hereinafter referred to as Grantee, whose post office address is 1920 Wisteria Street, Sarasota, FL 34239.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 29 and the East 13 feet of Lot 27, Block D, DeSota Park, according to the plat thereof, as recorded in Plat Book 1, Page 61, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantors herein certify that they have been continuously married to each other without interruption from a time prior to the acquisition of the above referenced property on May 20, 2016, through present time.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

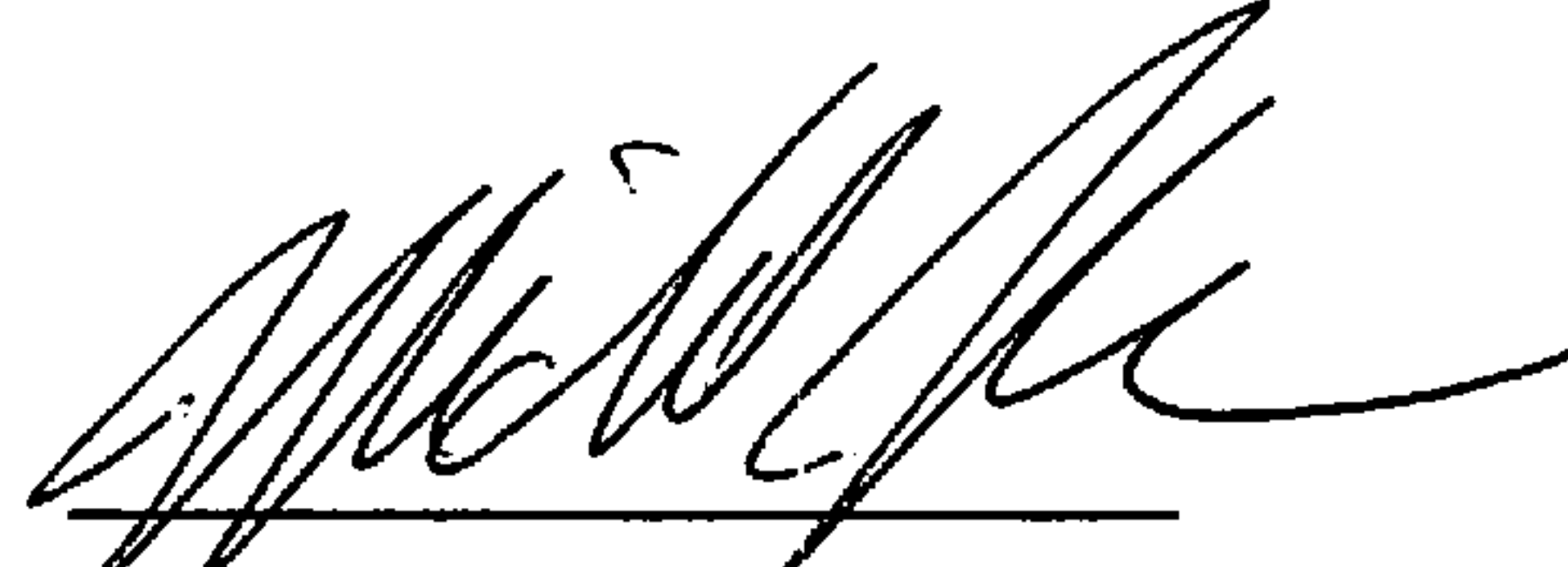
WITNESSES (as to both):

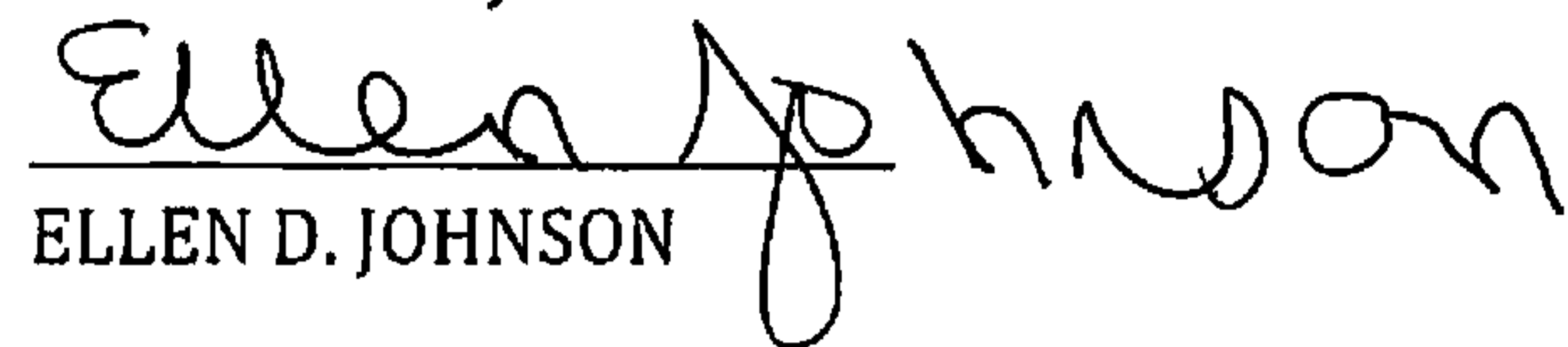

Witness Name: Jesse Bauer

Witness Address: 2001 Siesta Dr
Sarasota, FL 34239


Witness Name: Sarah Ferlazzo

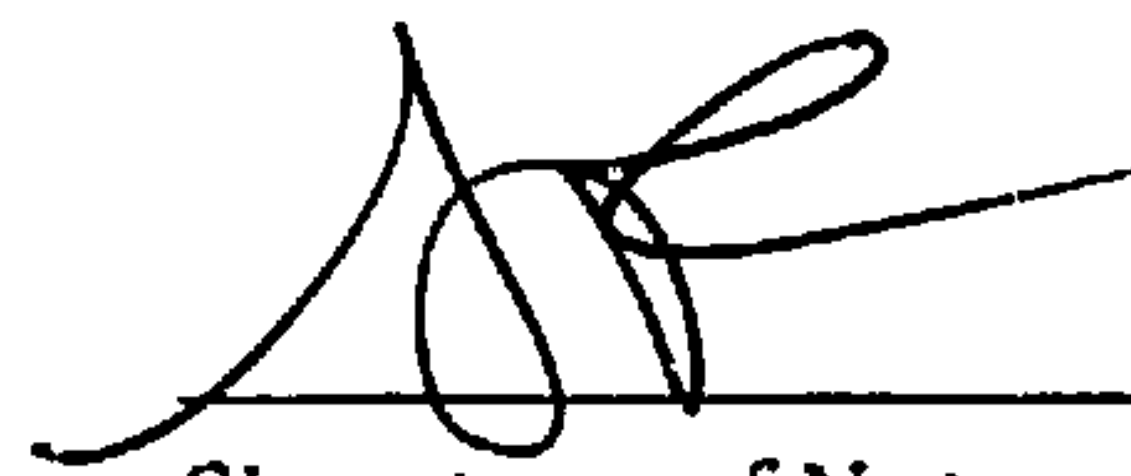
Witness Address: 50 Central Ave
San Moor, Sarasota FL 34236


MICHAEL S. JOHNSON


ELLEN D. JOHNSON

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of June 2026 by MICHAEL S. JOHNSON and ELLEN D. JOHNSON, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.


Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of _____, and my commission expires on _____.