

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078800 2 PG(S)**

6/10/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505511

Doc Stamp-Deed: \$2,933.00

Prepared by and return to:

Sara Huddleston

Emerald Title

1605 Main Street

1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6542

Purchase Price: \$419,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,933.00

Parcel Identification No.: 0391090226

WARRANTY DEED

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

THIS INDENTURE made this 10th day of June, 2026, between **Carol Ann Cudia, an unmarried woman**, whose post office address is **9018 Whimbrel Watch Lane, #101, Naples, FL 34109**, Grantor, to **James Pyne and JoAnn Pyne, husband and wife**, whose post office address is **205 Tracino Terrace, Nokomis, FL 34275**, 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 226, VICENZA PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 239, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Shannon Thinner
Printed Name: Shannon Thinner
P.O. Address: 195 Palm Dr.
Venice, FL 34292

Carol Ann Cudia
Carol Ann Cudia

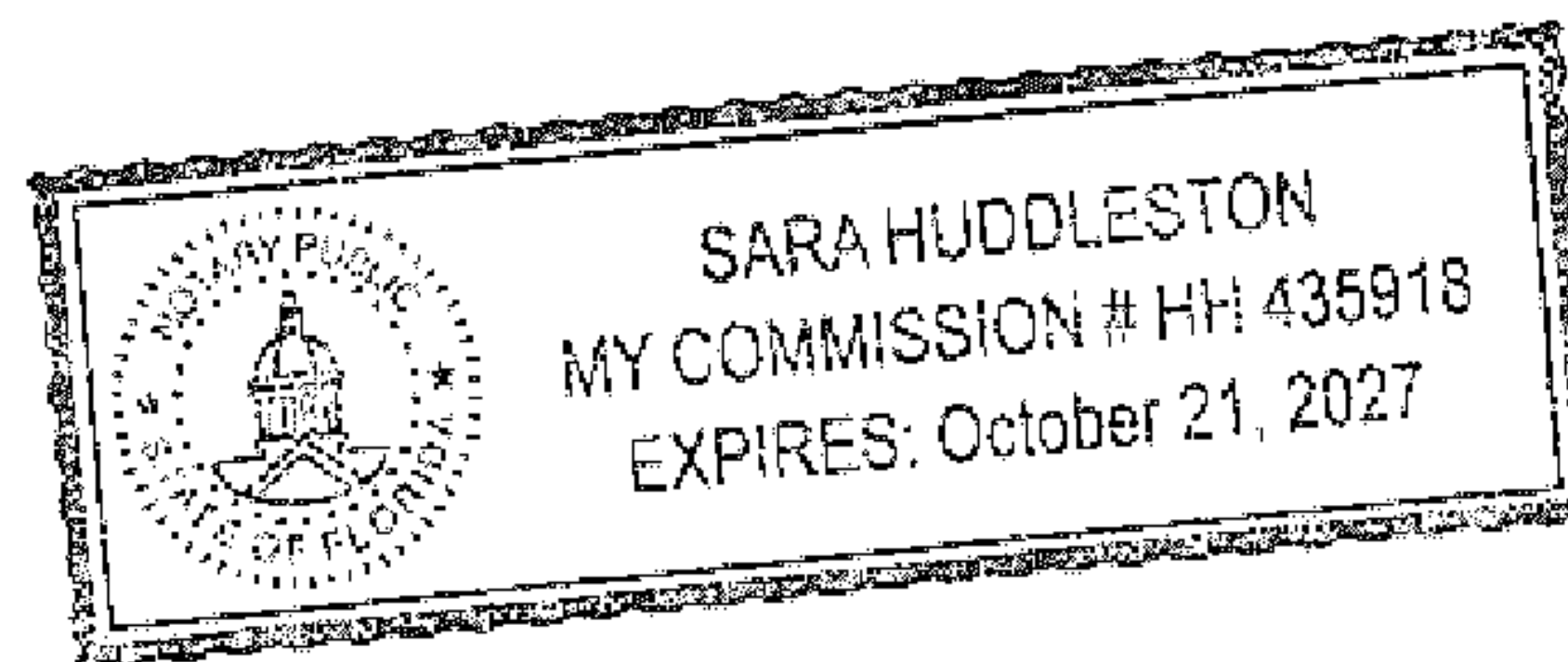
WITNESSES #2:

Sara Huddleston
Printed Name: Sara Huddleston
P.O. Address: 1605 Union St. Ste 112
Sarasota FL 34236

STATE OF FL
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 Carol Ann Cudia, ☐ who is/are personally known to me or ☒ who has/have produced FL - DL as identification.

Sara Huddleston
Signature of Notary Public



Print, Type/Stamp Name of Notary