

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078916 2 PG(S)**

6/10/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505599

CONSIDERATION: \$430,000.00

DOC TAX: \$3,010.00

RECORD: \$18.50

PARCEL ID NO.: 0259-02-0059

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

Doc Stamp-Deed: \$3,010.00

WARRANTY DEED

THIS INDENTURE is made as of the 8th day of June 2026, by and between **MARCO SPILIMBERGO, a single man**, hereinafter referred to as Grantor, whose post office address is 1752 Country Meadows Court, Sarasota, FL 34235, and **FERNANDO A. VINAGERA TAMAYO**, hereinafter referred to as Grantee, whose post office address is 1214 South Wells Street, Aberdeen, SD 57401.

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 1415, LAKE SARASOTA, UNIT NO. 15, according to the map or plat thereof as recorded in Plat Book 9, Page 21, 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.

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

WITNESSES:

Takila White
Witness Name: Takila White
1901 W Germann Rd
Witness Address: STE 2008
Chandler, AZ 85286

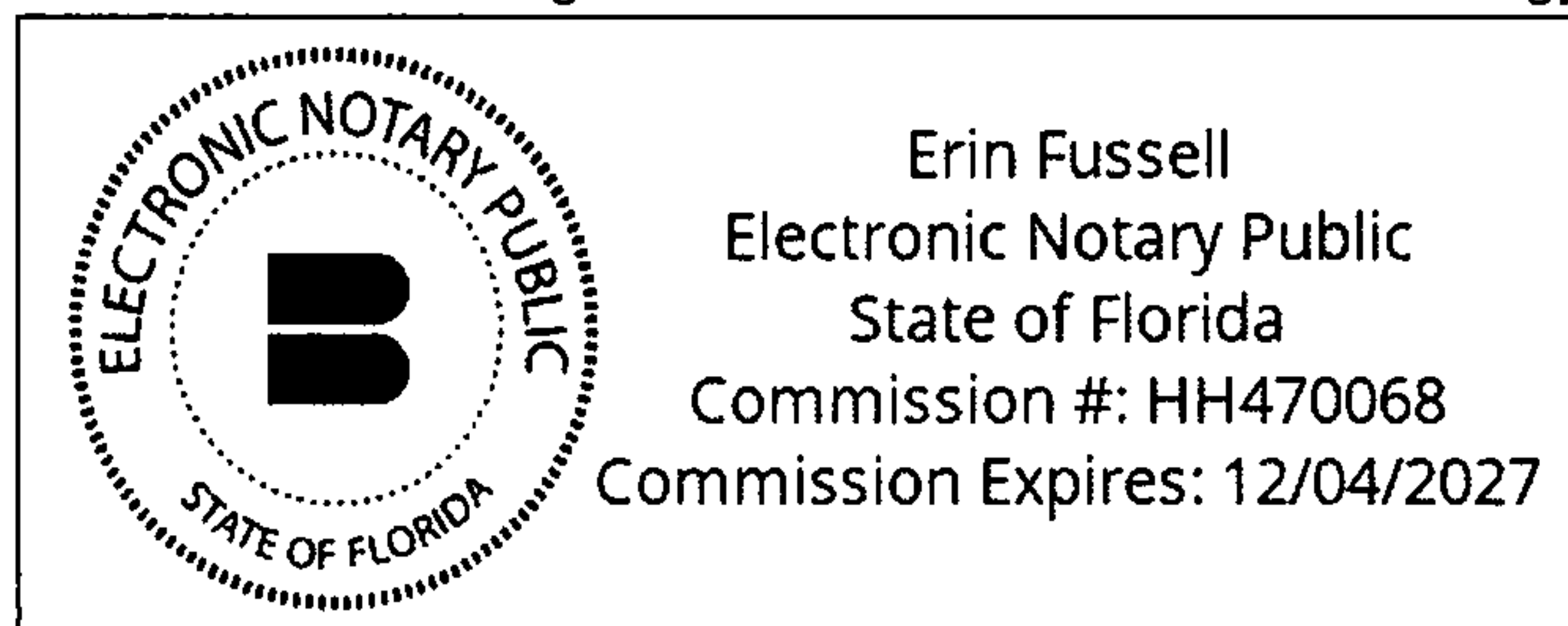
Erin Fussell
Witness Name: Erin Fussell
Witness Address: 12363 Hernando Road
North Port, FL 34287

Marco Spilimbergo
MARCO SPILIMBERGO

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 6th day of June 2026 by MARCO SPILIMBERGO, who is personally known to me or who has produced U.S. Passport as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notarized online using audio-video communication technology



Erin Fussell
Signature of Notary Public

Erin Fussell
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 12-04-2027