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INSTRUMENT # 2026079307 2 PG(S)

6/11/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505969

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jan W. Pitchford, Esq.
Our File Number: 332200-422133

Doc Stamp-Deed: \$2,530.50

Consideration: \$361,500.00
Doc Stamps: \$2,530.50
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 10th day of June, 2026, by Melinda E. Morgan ("Grantor") to Steven Piskoty, whose post office address is 4478 Coco Ridge Circle, Sarasota, FL 34233 ("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 21, BLOCK G, SOUTH GATE RIDGE, UNIT NO. 3,
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 10, PAGE 93, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0071040051.

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

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

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.

WITNESSES:

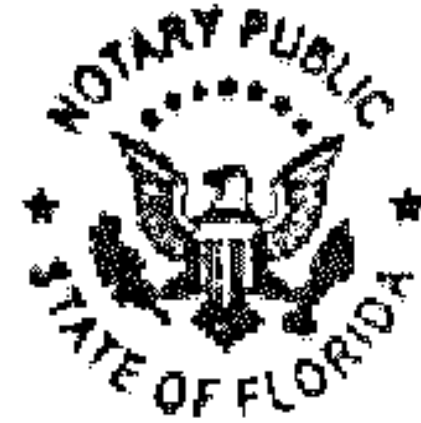
Witness#1 Sign: Deborah Bellino
Witness#1 Print: Deborah Bellino
Witness #1 Address: 1515 Ringling Blvd.,
Suite 320

Sarasota, Florida 34236
Witness#2 Sign: Stephanie A Klakel
Witness#2 Print: Stephanie A Klakel
Witness #2 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

Melinda E Morgan
Melinda E. Morgan
Address: 3301 Riviera Drive
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of June, 2026, by Melinda E. Morgan.



STEPHANIE A. KLAKEL
Commission # HH 655782
Expires April 7, 2029

Stephanie A Klakel
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification X
Type of identification produced Fla DL