

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079418 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506041

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29318

Doc Stamp-Deed: \$4,186.00

Consideration: \$598,000.00

General Warranty Deed

Made this June 11, 2026 By **John D. Halleran and Cheri Halleran, husband and wife**, whose post office address is: 74 Coppice Way, White Lake, Michigan 48386, hereinafter called the Grantor, to **Steven Zampella and Robyn Zampella, husband and wife**, whose post office address is: 13195 Amerigo Lane, Venice, Florida 34293, 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)

Witnesseth, 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 505, GRAN PARADISO, PHASE 2-D, according to the Plat thereof, recorded in Plat Book 48, Page(s) 48, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Parcel ID Number: **0780025050**

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: Savannah Morell
Witness # 1 Printed Name: Savannah Morell
Post Office Address: 7036 Round Hill dr. APT
B4, Waterford, MI, 48327

John D. Halleran by Cheri Halleran (Seal)
John D. Halleran, by Cheri Halleran, his attorney in fact
in attorney
in fact

Witness Signature: [Signature]
Witness # 2 Printed Name: Lan Sparre
Post Office Address: 2659 Cherokee Hills Cir.
Waterford MI 48328

Cheri Halleran (Seal)
Cheri Halleran

State of Michigan
County of Oakland

I am a Notary Public of the State of MI, and my commission expires on 6-8-2026. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this June 8, 2026, by John D. Halleran, by Cheri Halleran, his attorney in fact and Cheri Halleran, who are personally known to me or who produced Driver License as identification.

(SEAL) Lan Sparre
Notary Public-State of Michigan
County of Oakland
My commission expires 05/17/2032
Acting in County of Oakland

[Signature]
Notary Public
My Commission Expires: 5-17-2032