

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230541

6/11/2026 4:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506479

Consideration: \$525,000.00

Doc Stamp-Deed: \$3,675.00

General Warranty Deed

Made this June 11, 2026 A.D. By **Stephen T. Sergio and Jo E. Sergio, husband and wife**, whose address is: 9213 Crestview Ridger Drive, Bristow, Virginia 20136, hereinafter called the grantor, to **Glenn Hummer and Karen Mini, husband and wife**, whose post office address is: 8700 Trattoria Terrace, Sarasota, Florida 34238, 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)

Witneseth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$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, viz:

Lot 165, COBBLESTONE ON PALMER RANCH - PHASE 1, according to the plat thereof, as recorded in Plat Book 49, Pages 21, 21A through 21M, inclusive, of the Public Records of Sarasota County, Florida.

a/k/a 8700 Trattoria Terrace, Sarasota, Florida 34238

Parcel ID Number: **0100010165**

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.

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.

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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:

Fay S. Seymour
Witness 1 Signature:
Witness 1 Printed Name: FAY S. SEYMOUR

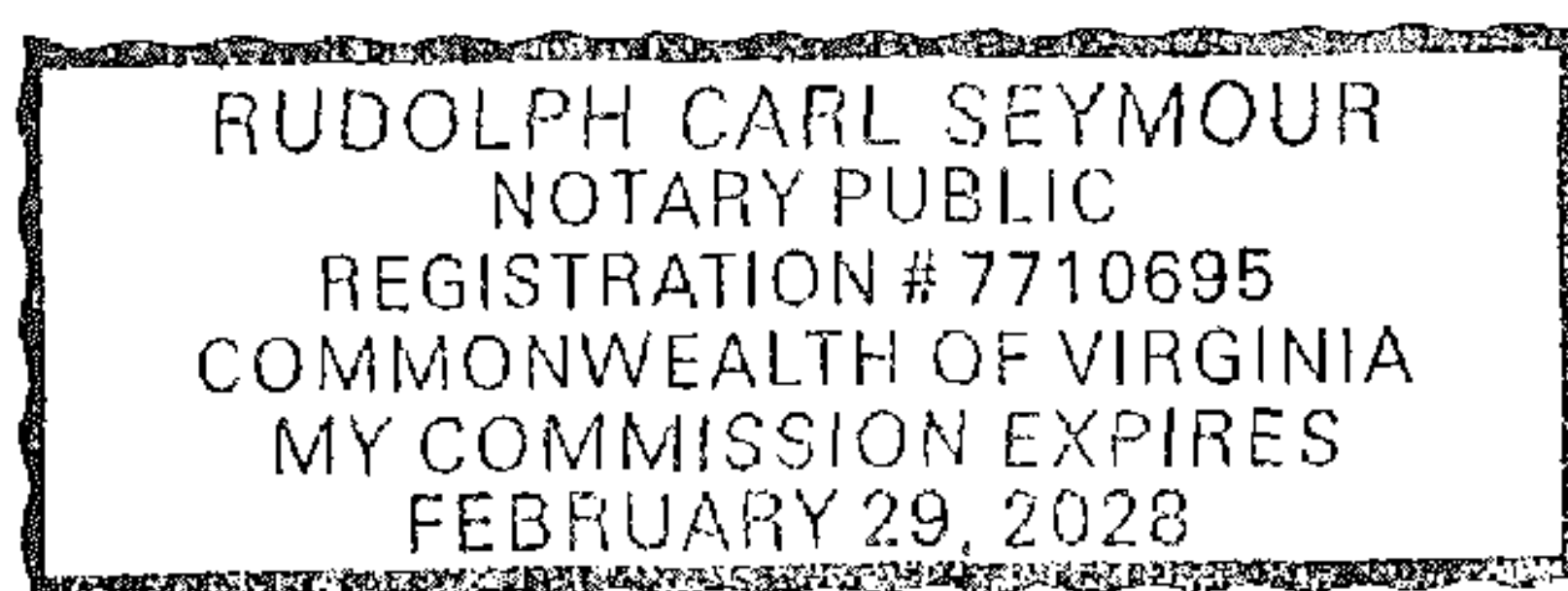
Stephen T. Sergio (Seal)
Stephen T. Sergio

Rudolph Carl Seymour
Witness 2 Signature:
Witness 2 Printed Name: RUDOLPH CARL SEYMOUR

Jo E. Sergio (Seal)
Jo E. Sergio

State of VIRGINIA
County of PRINCE WILLIAM

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 08 day of June, 2026, by Stephen T. Sergio and Jo E. Sergio, who are personally known to me or who produced DRIVER'S LICENSE AND as identification.



Rudolph Carl Seymour
Notary Public
Print Name: RUDOLPH CARL SEYMOUR
My Commission Expires: FEB 29 2028

Notary Seal