

6/12/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507087

This instrument prepared by
and after recording return to:

Donna-Lee M. Roden, Esquire
Law office of Donna-Lee M. Roden
213 Harbor Drive North
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel
Identification Number: 0176150018

WARRANTY DEED

The Grantor, PATSY B. SCUZZO, the unmarried widow of VINCENT C. SCUZZO, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, PATSY B. SCUZZO, as Trustee of the PATSY B. SCUZZO Revocable Trust Agreement, dated June 21, 2016, whose mailing address is 640 Alhambra Road, Venice, Florida, 34285, the real property in Sarasota County, Florida, described as follows:

Lot 6, Block 26, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Pages 77 and 77A, of the Public Records of SARASOTA County, Florida.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, she has reserved unto herself a beneficial interest for her life and she is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on June 12, 2026.

Signed in the presence of:

Marilys V. Arko
Witness: Marilys V. Arko

Stanley Arko
Witness: Stanley Arko

Patsy B. Scuzzo
PATSY B. SCUZZO
640 Alhambra Road
Venice, Florida 34285

Address of Marilys V. Arko: 1141 Riviera Street Venice, Florida 34285

Address of Stanley Arko: 1141 Riviera Street Venice, Florida 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on June 12, 2026, by PATSY B. SCUZZO.

Physical Presence ✓
Online Notarization _____

Personally Known ✓
Produced Identification _____
Type of Identification _____

Donna Lee Roden
Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

