

6/15/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507640

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 26-073

Doc Stamp-Deed: \$4,025.00

Warranty Deed

Made on June 16, 2026, by **Joseph Defeo and Deborah Defeo, husband and wife**, whose address is **9 Carrington Court, Salt Point, NY 12578** (hereinafter called the "Grantor"), to **Ralph Desmond, an unmarried man**, whose post office address is **445 North Orange Avenue, 306, Sarasota, FL 34236** (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 **\$575,000.00** 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:

UNIT NO. 306, OF CITRUS SQUARE, PHASE I, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2009055527, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Parcel ID Number: **2026111016**

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.

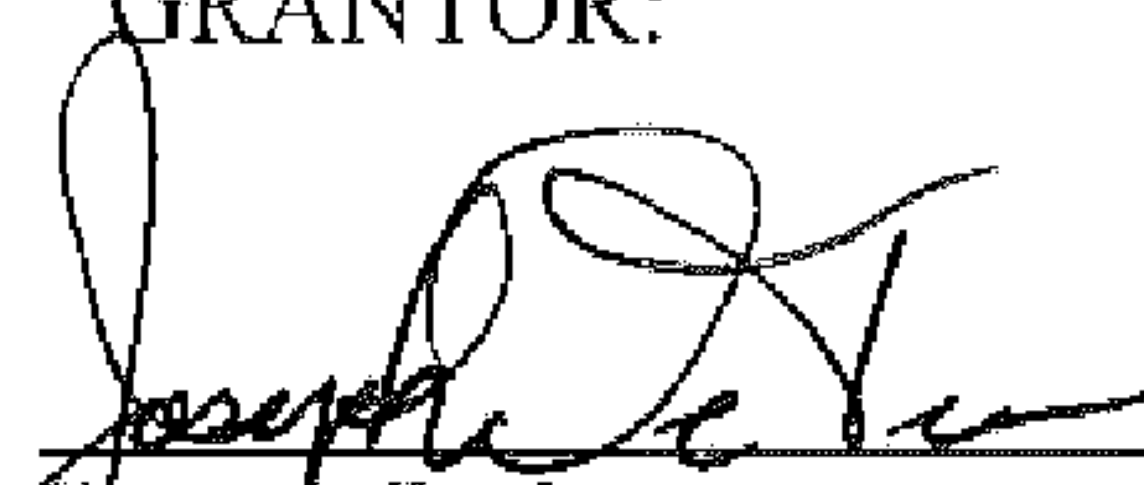
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:


Print Name: MADISON GATES


Joseph Defeo

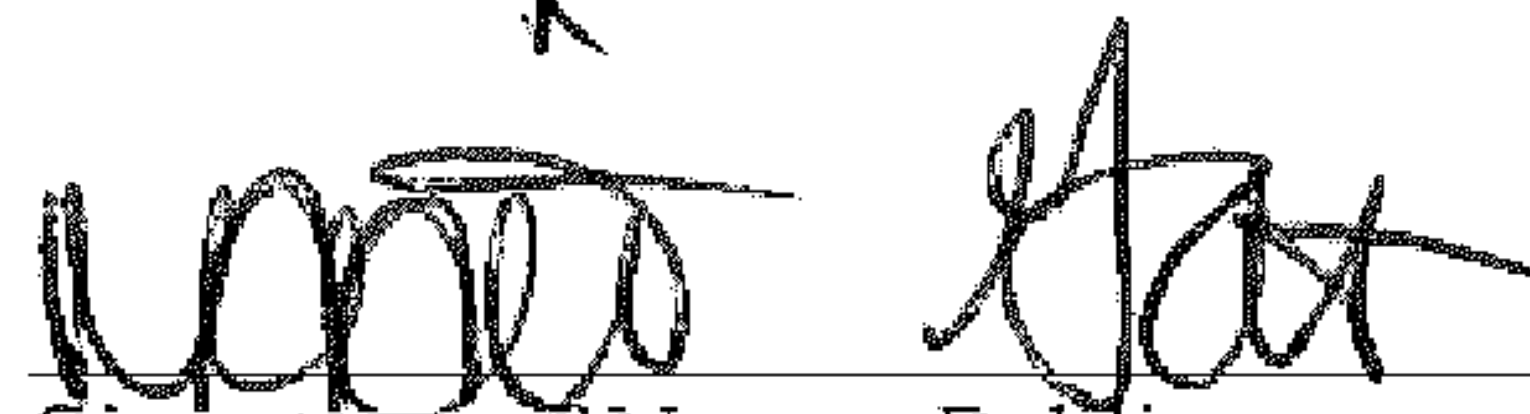
Address: 2670 Ringling Blvd Sarasota, FL 34237


Print Name: Sally Loza

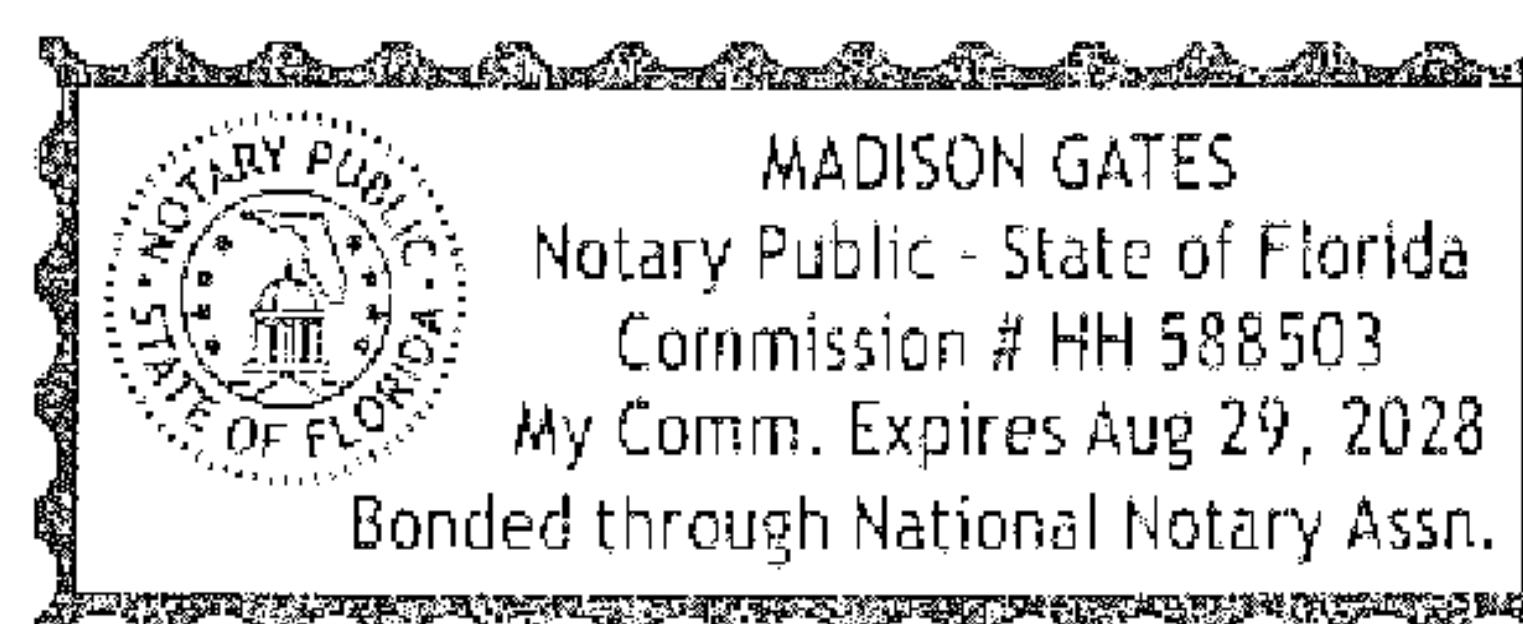
Address: 0070 Ringling Blvd.
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Joseph Defeo, ☐ who is/are personally known to me or ☒ who has/have produced FL ID as identification.

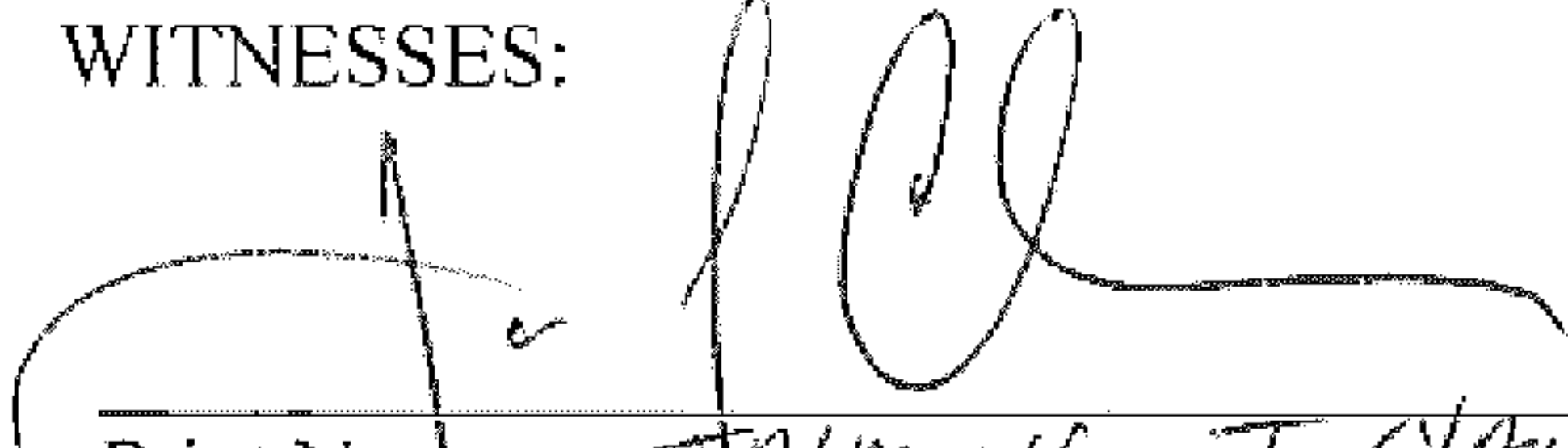

Signature of Notary Public

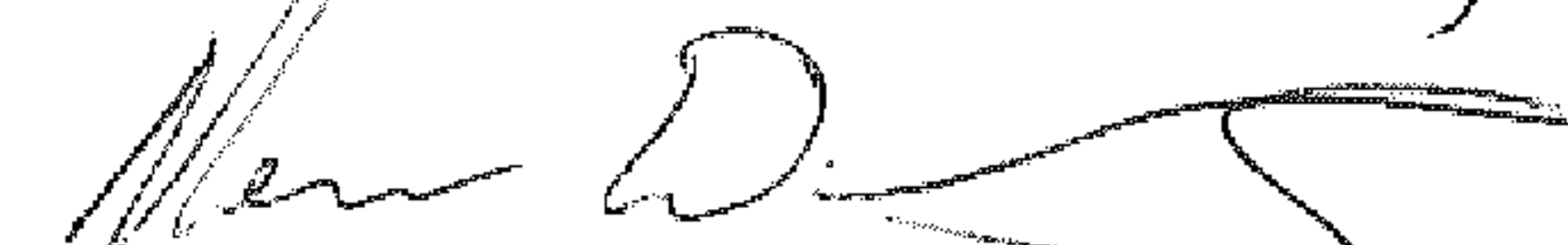
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

WITNESSES:


Print Name: JASMINE T CLARKE
Address: 55 Meadow Hill Rd
Orange Lake, NY 12550


Print Name: Vanessa D. Williams
Address: 55 Meadow Hill Rd
Orange Lake, N.Y 12550

GRANTOR:


Deborah Defeo

STATE OF New York
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by Deborah Defeo, ☐ who is/are personally known to me or ☒ who has/have produced NYS Drivers License as identification.


Signature of Notary Public

Vanessa D. Williams
Print, Type/Stamp Name of Notary

