

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026081809 2 PG(S)**

**6/16/2026 12:33 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3508049**

**Prepared by and return to:**

**Lori A. Wellbaum**

**Wellbaum Law, P.A.**

**686 North Indiana Avenue**

**Englewood, FL 34223**

**File No 2026-82**

**Doc Stamp-Deed: \$2,310.00**

**Parcel Identification No 0496050037**

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**WARRANTY DEED**  
**(STATUTORY FORM – SECTION 689.02, F.S.)**

**This indenture made the 16th day of June, 2026 between Stephen L. Galasso and Delia M. Galasso, husband and wife, whose post office address is 308 Excelsior Avenue, Apt. 401, Saratoga Springs, NY 12866, Grantor, to Sharon Ann McGuire, a single woman, whose post office address is 11 Arbor Way, North Kingstown, RI 02852, Grantee:**

**Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:**

**Lot 30, ARTISTS ENCLAVE, according to the plat thereof, as recorded in Plat Book 46, Page 11, of the Public Records of Sarasota County, Florida**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

**TO HAVE AND TO HOLD the same in fee simple forever.**

**And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.**



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Stephen L. Galasso  
Stephen L. Galasso

Delia M. Galasso  
Delia M. Galasso  
308 Excelsior Avenue, Apt. 401, Saratoga Springs, NY 12866

|                                                                                   |                                                                                                                                                   |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Monica Olivo</u><br>SIGNATURE OF WITNESS #1<br>PRINT NAME: <u>Monica Olivo</u> | <u>900 Rock City Rd</u><br>WITNESS 1 ADDRESS <u>Bellston SPA NY 12020 Chase</u><br><u>3086 NY 50</u><br><u>SARATOGA SPRING</u><br><u>NY 12866</u> |
| <u>Gerard Olivo</u><br>SIGNATURE OF WITNESS #2<br>PRINT NAME: <u>GERARD OLIVO</u> | <u>900 ROCK CITY RD</u><br>WITNESS 2 ADDRESS <u>Bellston 12020</u><br><u>Unit 14</u>                                                              |

STATE OF NEW YORK  
COUNTY OF Saratoga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of June, 2026, by Stephen L. Galasso and Delia M. Galasso, ☐ who is/are personally known to me or ☒ who has/have produced Driver licenses as identification.

Alina Serradimigni  
Signature of Notary Public  
Alina Serradimigni  
Print, Type/Stamp Name of Notary

ALINA SERRADIMIGNI  
Notary Public, State of New York  
Warren County #01SE6405754  
Commission Expires Mar. 16, 2028