

6/16/2026 1:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508150

Doc Stamp-Deed: \$2,100.00

Consideration: \$300,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Cameron Allen, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-49377-001

Property Appraiser's Parcel ID No.: 0066050031

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 16th day of June, 2026, by and between **PETER J. BOSCARINO, JR., A MARRIED MAN**, whose address is **6241 Abesaid Ave, North Port, FL 34291** (hereinafter "GRANTOR"), and **KELLY M. BOSCARINO, A SINGLE WOMAN**, whose address is **4038 Cochise Terrace, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 42, BLOCK 3, UNIT NO. 1, SOUTHRIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 12 AND 12A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

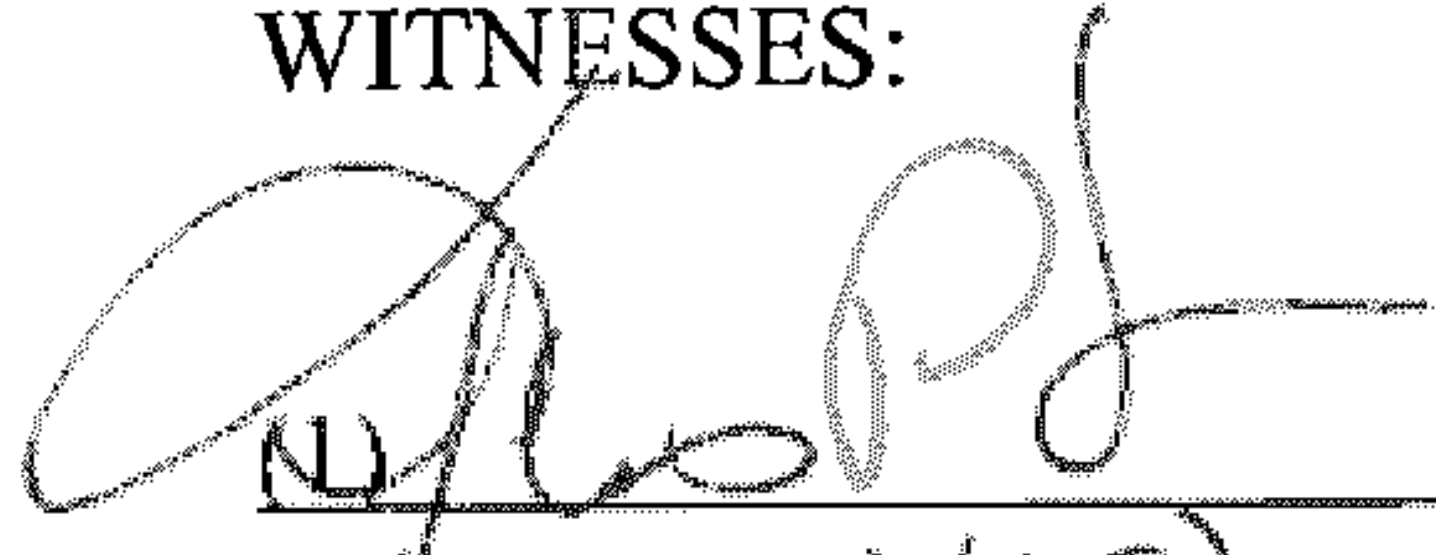
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

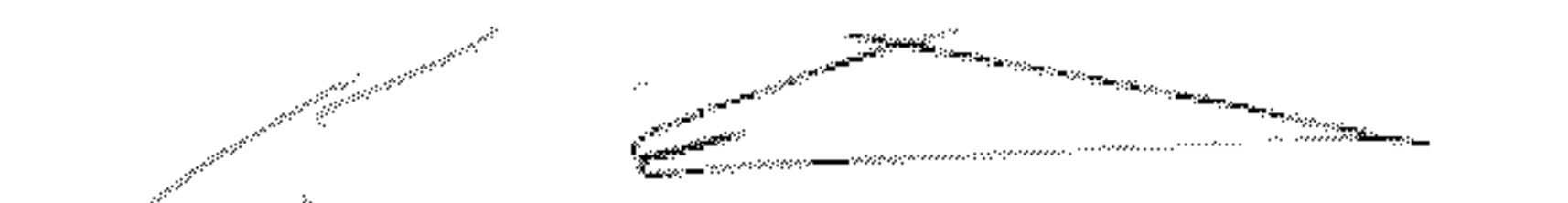
Signed, sealed and delivered in our presence:

WITNESSES:

  
Printed Name Kristiana P. Shultis  
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

(2)   
Printed Name Samantha M. Bo  
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

GRANTOR:

  
Peter J. Boscarino, Jr.

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of June, 2026, by Peter J. Boscarino, Jr. ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

