

6/22/2026 11:16 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510388

Doc Stamp-Deed: \$3,850.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
Wickman Law Group PLLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: WLG-4661.2Y

Consideration: \$550,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 18, 2026, **Joseph Anderson Cool and Kelly Janet Cool, husband and wife**, (henceforth referred to as “Grantor”) of **1711 Spring Creek Drive, Sarasota, FL 34239**, for consideration paid, grant to **Cesare Di Iorio and Diana Mattera, husband and wife**, (henceforth referred to as “Grantee”) of **3856 Kingston Boulevard, Sarasota, FL 34238**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

LOT 13, BLOCK 83, SOUTH GATE, UNIT NO. 20, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 71, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0058130008

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

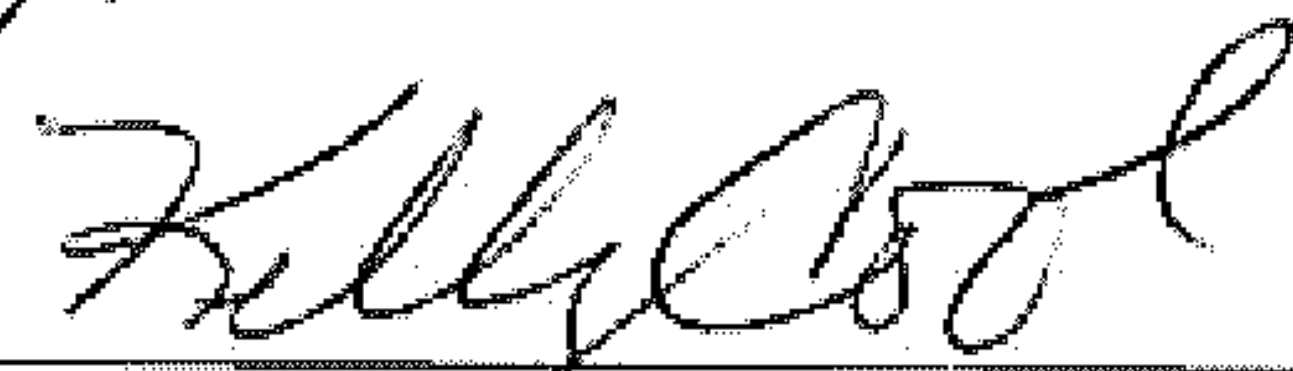
WARRANTY DEED

(Signature and notary page for Warranty Deed)

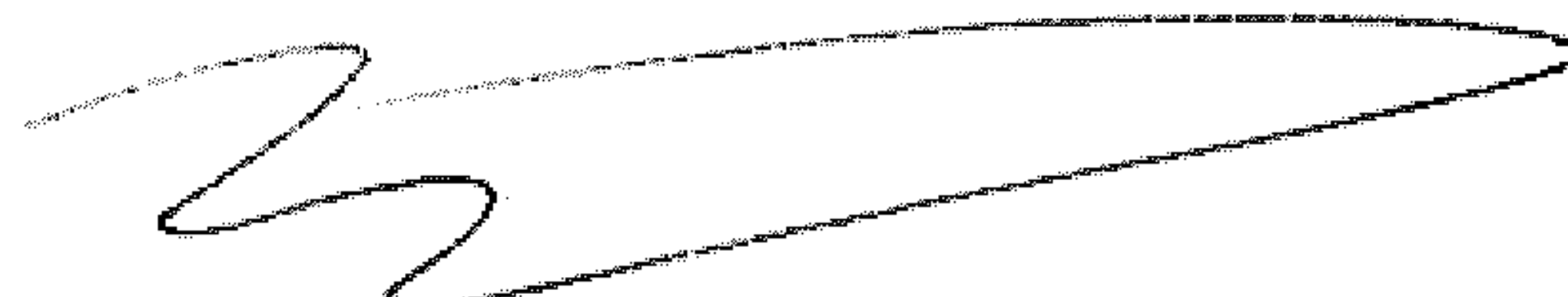
In Witness Whereof, the said, **Grantor**, have hereunto set their hands and seals.



Joseph Anderson Cool



Kelly Janet Cool



Witness #1 Signature



Witness #1 Printed Name
P.O. Address: 1605 MAIN ST.
SARASOTA FL 34236

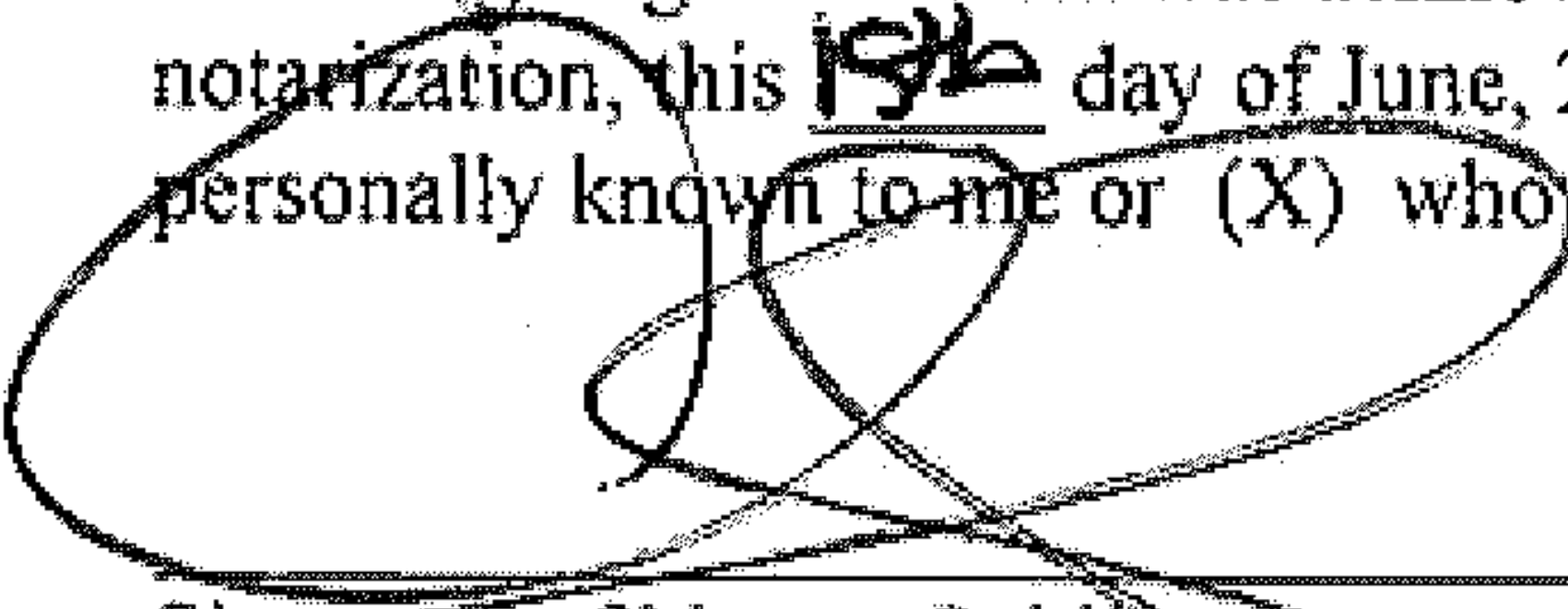


Witness #2 Signature

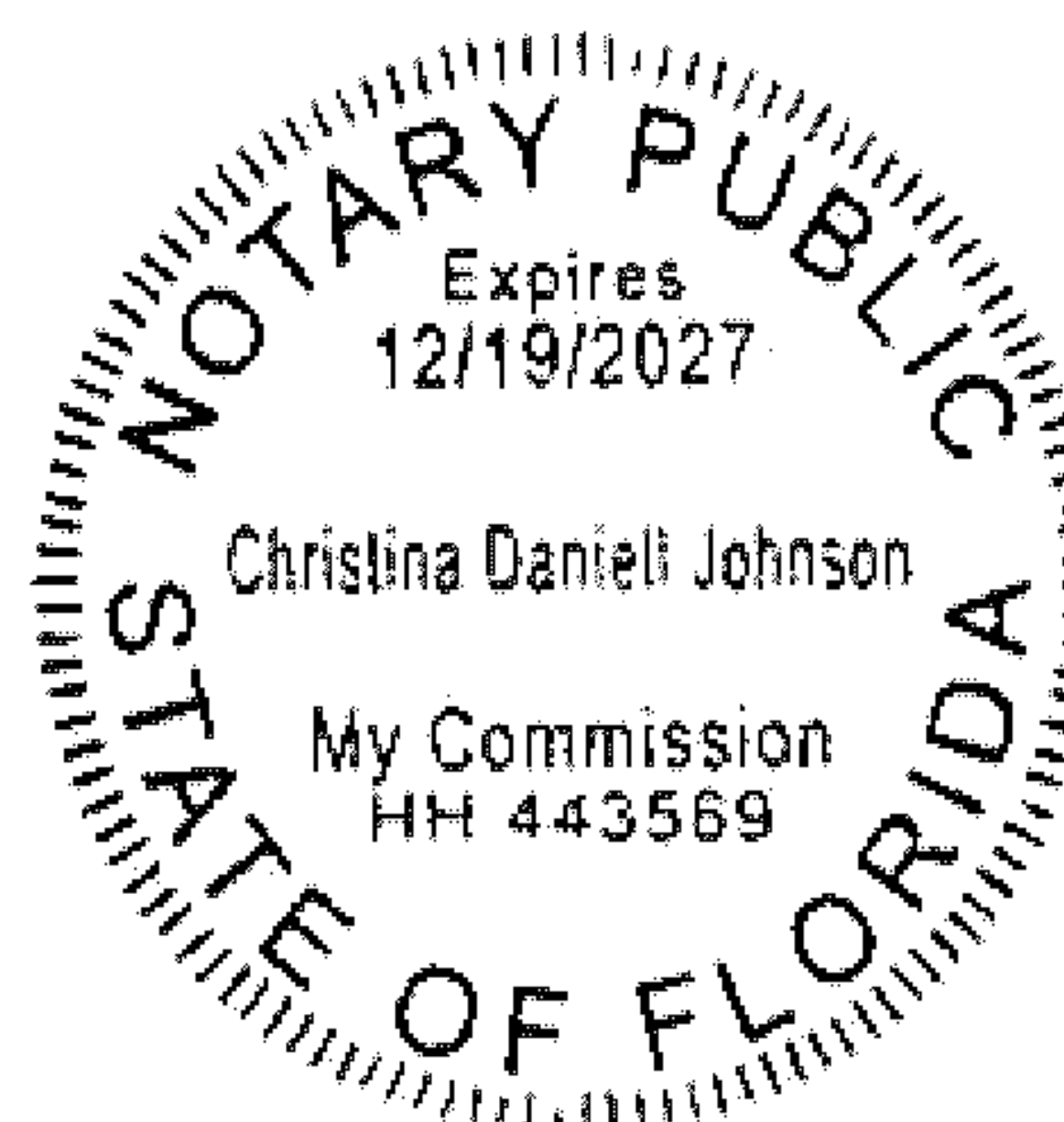
Witness #2 Printed Name
P.O. Address: Christina D. Johnson
46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19th day of June, 2026, by Joseph Anderson Cool and Kelly Janet Cool, () who are personally known to me or (X) who have produced FL D.L. as identification.



Signature of Notary Public
Christina D. Johnson
46 N Washington Blvd #15
Sarasota, FL 34236
Print, Type/Stamp Name of Notary



WARRANTY DEED