

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085591 2 PG(S)

CONSIDERATION: \$625,000.00
DOC TAX: \$4,375.00
RECORD: \$18.50 *Doc. Tax*

PARCEL ID NO.: 0069070014

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
(941) 366-4800
Attention: Thomas B. Luzier, Esq.

6/23/2026 1:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3511309

Doc Stamp-Deed: \$4,375.00

WARRANTY DEED

THIS INDENTURE is made as of the 23rd day of June 2026, by and between **DANIEL P. RUFO and JANE E. RUFO, husband and wife, individually and as Trustees of the DANIEL P. RUFO and JANE E. RUFO LIVING TRUST dated December 4, 2019, and any amendments thereto,** hereinafter referred to as Grantor, whose post office address is 3978 Chatsworth Greene Court, Sarasota, FL 34235, and **TIMOTHY EDWARD KOIVISTO and DONNA MARTHA KOIVISTO, husband and wife,** hereinafter referred to as Grantee, whose post office address is 4463 Diamond Circle South, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 26, Emerald Gardens, according to the plat thereof recorded in Plat Book 33, Pages 23 and 23A, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Witness Name:

Witness Address:

Witness Name:

Witness Address:

The DANIEL P. RUFO and JANE E. RUFO
LIVING TRUST dated December 4, 2019,
and any amendments thereto

By:

DANIEL P. RUFO, individually and
as Trustee

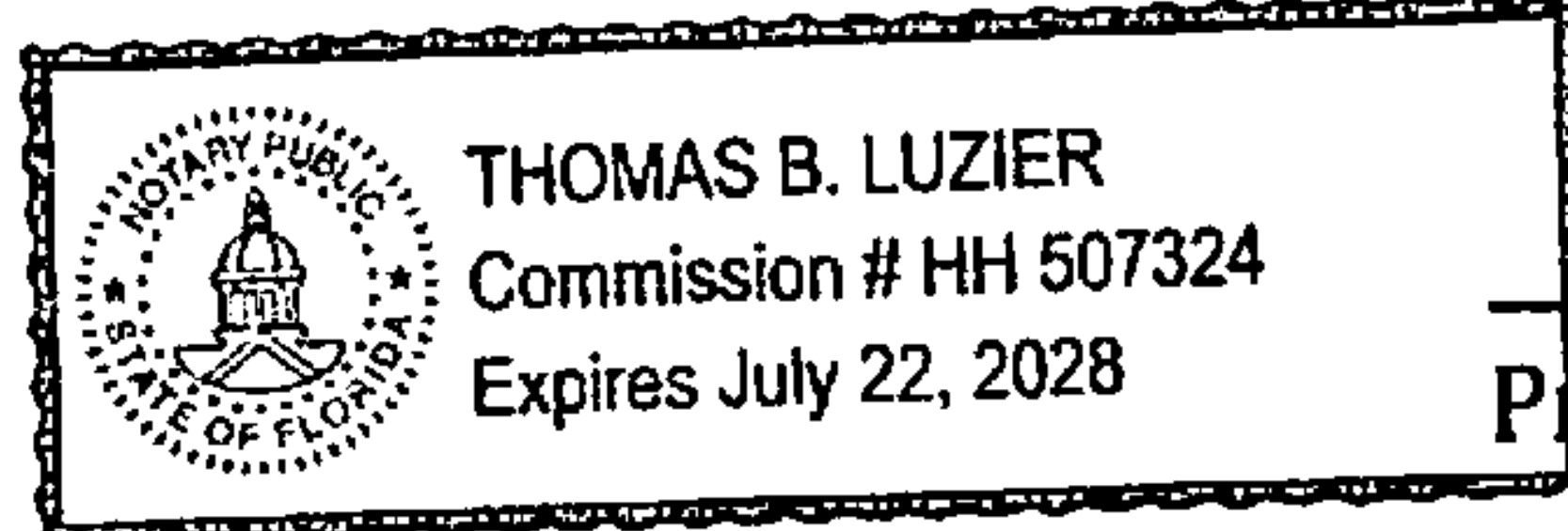
By:

JANE E. RUFO, individually and as
Trustee

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of June 2026 by DANIEL P. RUFO and JANE E. RUFO, individually and as Trustees aforesaid, who are personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____ and my commission expires on _____.