

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

Doc. Stamps - \$1,925.00
PID No. 0177151019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086878 2 PG(S)

6/25/2026 12:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512384

WARRANTY DEED

Doc Stamp-Deed: \$1,925.00

This Indenture, made on June 23, 2026 by **JOHN GARDNER and PAULA GARDNER, husband and wife**, whose post office address is: 2615 Lillian Road, Ann Arbor, Michigan 48104-5317, hereinafter called the GRANTOR, to **PAUL M. DIBLASI, a married person**, whose post office address: 3920 Americana Tampa, FL 33634 hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), 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. 121, MACARTHUR BEACH AND RACQUET CLUB, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in O.R. Book 1041, page 1549, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 7, Page 37 and 37A through 37F, of the Public Records of Sarasota County, Florida

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature: Lauren H. Meadows
Printed Name: Lauren H. Meadows
Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

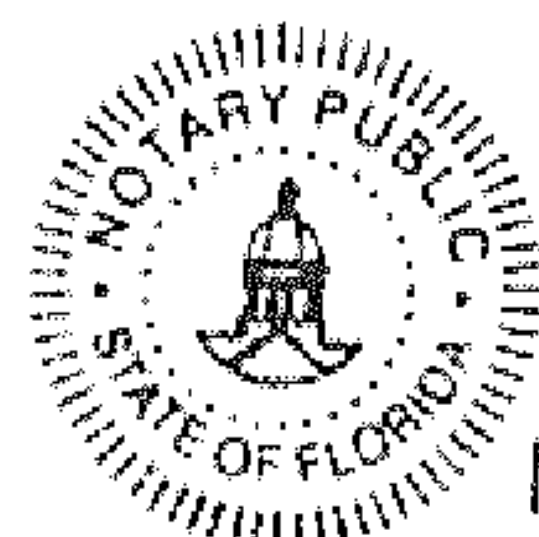
JOHN GARDNER

2nd Witness Signature: Mitzi Cemovich
Printed Name: Mitzi Cemovich
Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

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 JOHN GARDNER who has produced Michigan DL as identification.

[Notary Seal]



Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida

Notary Public Signature

Warranty Deed

1st Witness Signature: [Signature]
Printed Name: Lauren H. Meadows
Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

[Signature]
PAULA GARDNER

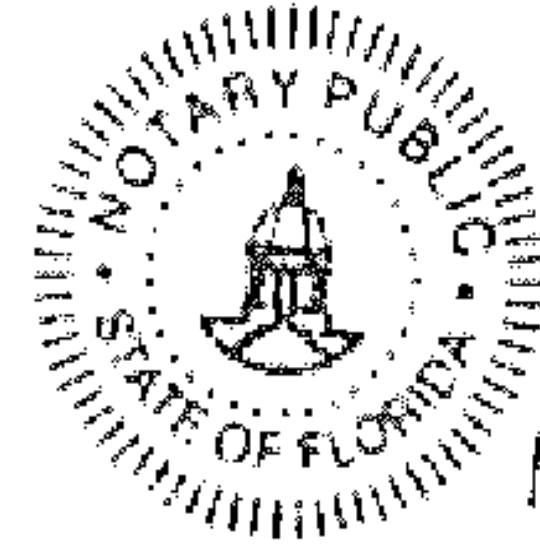
2nd Witness Signature: [Signature]
Printed Name: Mitzi Cemovich
Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

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 PAULA GARDNER who has produced Michigan ID identification.

[Notary Seal]

[Signature]
Notary Public Signature



Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida