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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512394

Prepared by and return to:

T. Thomas Shirley

Attorney at Law

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, FL 34223

941-474-7753

File Number: 180-26

Doc Stamp-Deed: \$2,257.50

Warranty Deed

This Warranty Deed made this 24th day of June, 2026 between Linda Petrosinelli, a single woman whose post office address is 54 Park Forest Road, Cranston, RI 02920, grantor, and Jeffrey S. Wright and Tabatha A. Wright, husband and wife whose post office address is 4935 Pepperwood Place, Venice, FL 34293, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 17, Block 5, SOUTHWOOD SECTION "B", as per plat thereof recorded in Plat Book 32, Page 6, Public Records of Sarasota County, Florida.

§
Parcel Identification Number: 0446070030

The undersigned hereby affirms that she and Anthony Petrosinelli, deceased, were husband and wife on the date they acquired the above described property and continuously thereafter without interruption until the death of Anthony Petrosinelli on November 11, 2016.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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**.

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

Signed, sealed and delivered in our presence:

Ethan Paulo

YR

Linda Petrosinelli
Witness #1

Linda Petrosinelli (Seal)
Linda Petrosinelli

Printed Name: Ethan Paulo

Address: 1495 Northford Ave Johnston RI
02919

Lisa DaCosta
Witness #2

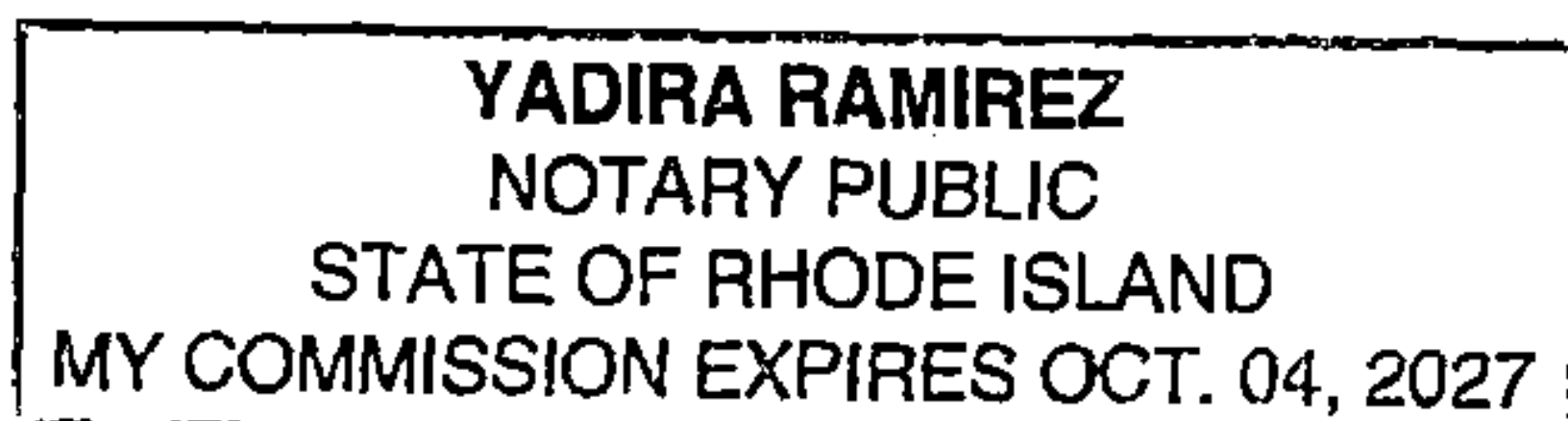
Printed Name: Lisa DaCosta

Address: 1495 Northford Ave Johnston
RI 02919

State of Rhode Island
County of Providence

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026 by Linda Petrosinelli, who ☐ is personally known or ☒ has produced a FL DL driver's license as identification.

[Notary Seal]



Yadira Ramirez
Notary Public

Printed Name: YADIRA RAMIREZ

My Commission Expires: 10/4/27