

Doc Stamp-Deed: \$0.70



Rec. Fee \$ 27.00
Doc. Stamps \$.70
 \$ 27.70

Return to:

Name: MATTHEW RHEINGANS, Esquire
Address: RHEINGANS LAW, P.A.
 1314 East Venice Avenue, Suite E
 Venice, Florida 34285

Without Examination of Title

This Instrument Prepared By:

Name: MATTHEW RHEINGANS, Esquire
Address: RHEINGANS LAW, P.A.
 1314 East Venice Avenue, Suite E
 Venice, Florida 34285

Property Appraiser's Parcel ID No. 0066062005

WARRANTY DEED

THIS WARRANTY DEED, made this 25th day of June, 2026, between PAUL CARLUCCI, a single man, of Sarasota County, Florida, (hereafter referred to as "GRANTOR"), and PAUL P. CARLUCCI, as TRUSTEE of the PAUL P. CARLUCCI REVOCABLE LIVING TRUST under Agreement dated June 25, 2026, (hereafter referred to as "GRANTEE"). The post office address of GRANTOR and GRANTEE is 4209 Center Gate Lane, Sarasota, Florida 34233.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains and sells to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Sarasota County, Florida, to wit:

Unit 5, Model C, Center Gate Village Condominium, Section Three, a Condominium, according to The Declaration of Condominium recorded in Office Records Book 1302, Page 1498, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 12, Page 29, of the Public Records of Sarasota County, Florida.

PROPERTY APPRAISER: The GRANTOR of the referenced trust confirms that under the terms of said trust, GRANTOR has retained a beneficial interest for life and is entitled to a Homestead exemption pursuant to the provisions of Florida Statute 196.041, or successor statute.

The GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

The TRUSTEE shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

The GRANTOR declares this conveyance is intended to conform with the provisions of Section 689.071, Florida Statutes.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2026 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agrees to pay.

EXECUTED June 25, 2026.

Signed, sealed, and delivered
in the presence of:

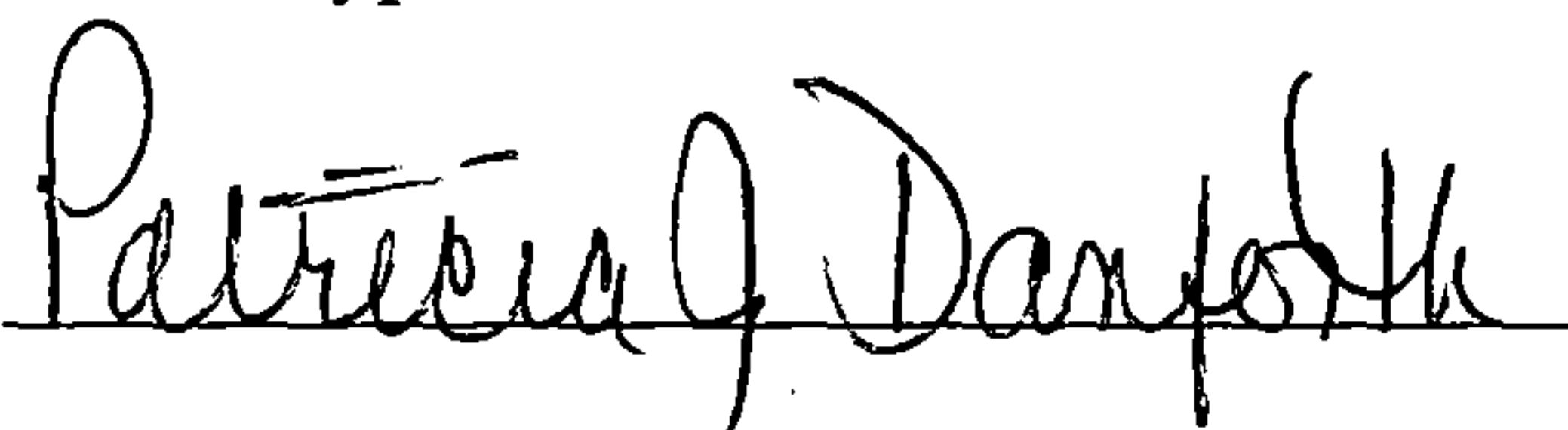


Printed name: TERESA L. GUTHRIE

1314 East Venice Avenue

Venice, Florida 34285

Print or type address of witness



Printed name: PATRICIA J. DANFORTH

1314 East Venice Avenue

Venice, Florida 34285

Print or type address of witness


PAUL CARLUCCI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 25th day of June, 2026, by PAUL CARLUCCI.



Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name
of Notary Public

Personally known OR Produced Identification
Type of Identification Produced

FLDL

