

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095084 3 PG(S)**

7/13/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519082

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$4,252.50

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jan W. Pitchford, Esq.
Our File Number: 332487-423226

Consideration: \$607,500.00
Doc Stamps: \$4,252.50
Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 13th day of July, 2026, by Anthony E. Coffaro, a single man and Amy Porter-Coffaro, a single woman ("Grantor") to Daniel Harrison and Debra Harrison, husband and wife, as tenants by the entirety, whose post office address is 1090 Bradberry Drive, Nokomis, FL 34275 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 7, CALUSA PARK, according to the map or plat thereof, as recorded in Plat Book 48, Page 34, of the Public Records of Sarasota County, Florida

The Property Appraiser's Parcel Identification Number for the above-described real property is 0383040016.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign:

Witness#1 Print:

Witness #1 Address:

Witness#2 Sign:

Witness#2 Print:

Witness #2 Address:

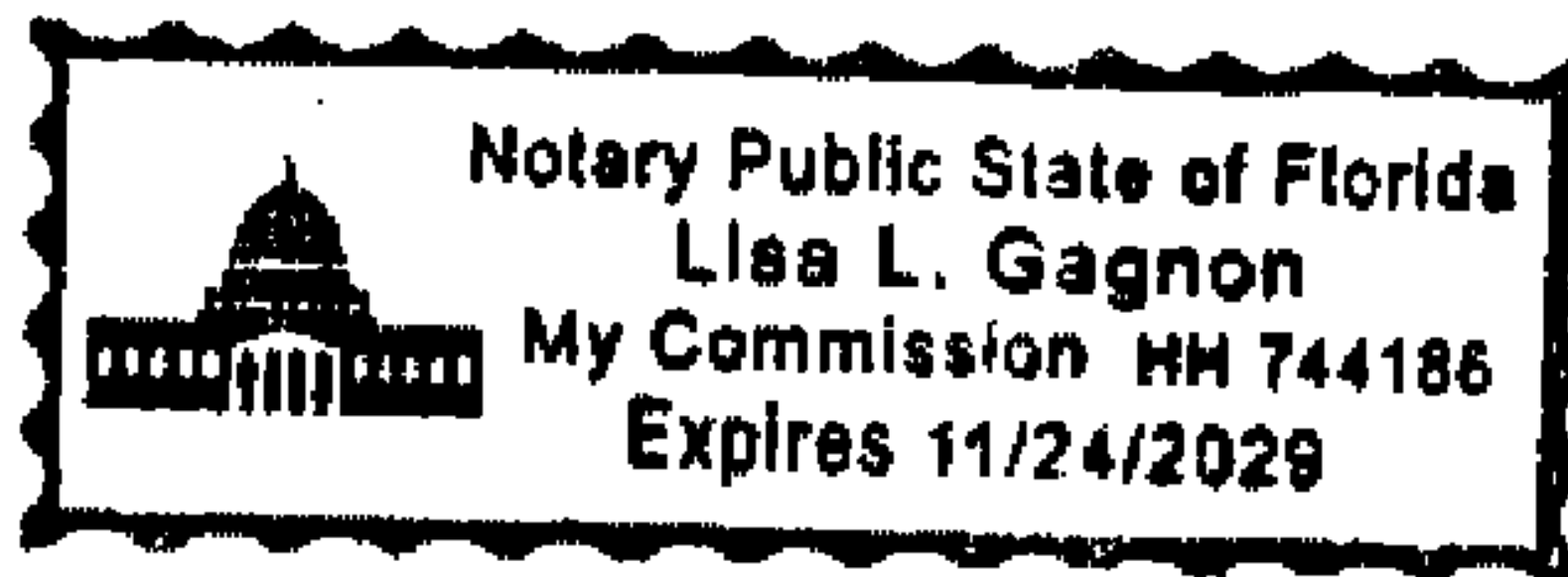
Anthony E. Coffaro

Address:

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of July, 2026, by Anthony E. Coffaro.



Notary Public

Print Name:

My Commission Expires:

Personally Known ☐ (OR) Produced Identification ☒
Type of identification produced FL Drivers License

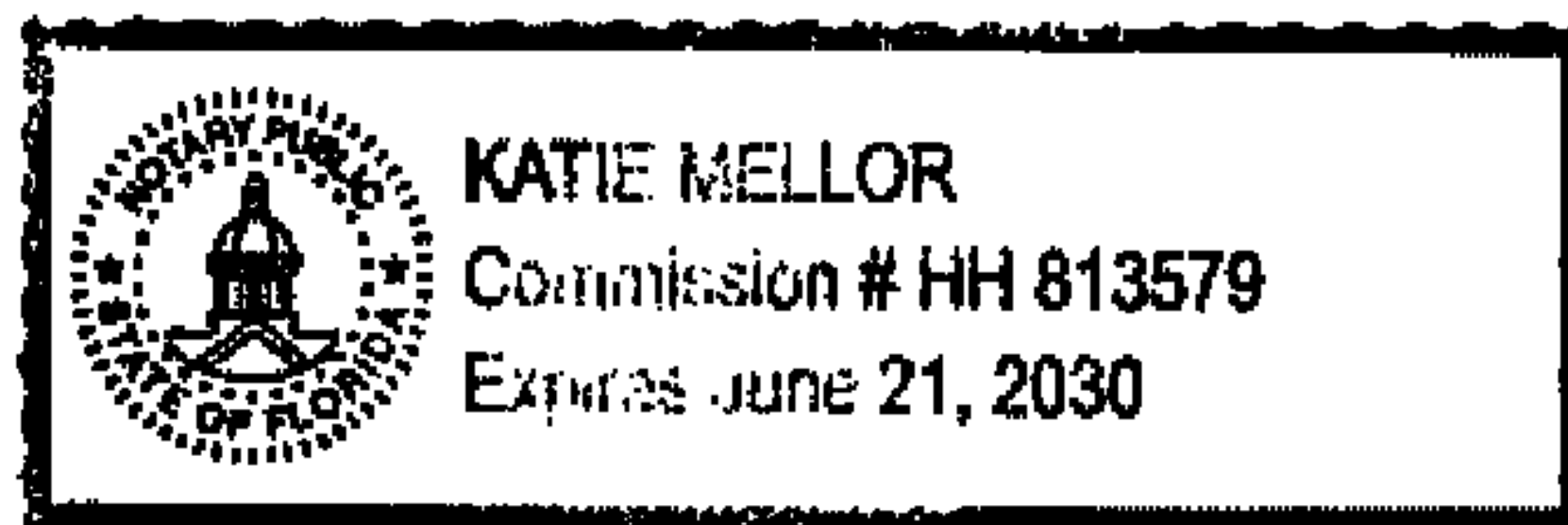
WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Jan W. Richford
Witness #1 Address: 240 S. Pineapple Ave
Sarasota FL 34236
Witness#2 Sign: [Signature]
Witness#2 Print: Katie Mellor
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Amy Porter-Coffaro
Address: 20 Dixon Lane
Berry 44 9338

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of July, 2026, by Amy Porter-Coffaro.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ☐ (OR) Produced Identification ☒
Type of identification produced FLDL