

7/15/2026 2:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520050

Doc Stamp-Deed: \$4,536.00

Consideration: \$648,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49126-001

Property Appraiser's Parcel ID No.: 0373-08-0850

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 14th day of July, 2026, by and between **CHRISTOPHER J. BRIGGS AND MARION F. BRIGGS, HUSBAND AND WIFE**, whose address is **320 Oceanic Avenue, #156, Fishers Island, NY 06390** (hereinafter "GRANTOR"), and **LAWRENCE A. AGOGLIA AND SUSAN R. AGOGLIA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **222 Martellago Drive, Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 85, VENETIAN GOLF & RIVER CLUB PHASE 4D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 32, 32A THROUGH 32C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Gwendolyn Boatright
Printed Name Gwendolyn Boatright
P.O. Address 1436 El Paso Ave,
Orlando, FL 32806

(2) Beau MacDonnell
Printed Name Beau MacDonnell
P.O. Address 1316 E. Meadowbrook Ave
Phoenix, AZ 85014

GRANTOR:

Christopher J. Briggs
Christopher J. Briggs
Marion F. Briggs
Marion F. Briggs

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 13th day of July, 2026, by Christopher J. Briggs and Marion F. Briggs, ☐ who are personally known to me or ☒ who have produced ☒ Driver license ☐ Passport as identification.

Beau MacDonnell
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary

My Commission Expires: 02/25/2028

(AFFIX SEAL)
Notarized online using audio-video communication technology



Beau MacDonnell
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 661322
Commission Expires: 02/25/2028