

Prepared by and Return to:
Cyndi Giorlando
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-639-CXG
Sales Price: Price: \$725,000.00

7/15/2026 3:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520207

Doc Stamp-Deed: \$5,075.00

General Warranty Deed

Made this 15th day of July, 2026 By **Albert E. Roman and Susan C. Roman, husband and wife**, whose address is: 1920 Lakewood Ranch Boulevard, Unit 160-PMB 293, Sarasota, FL 34240, hereinafter called the grantor, to **Linda Jane Carroll, an unmarried woman**, whose post office address is: 1229 Palm View Road, Sarasota, FL 34240, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the 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:

Lot 129, Oak Ford Golf Club, according to the map or plat thereof, as recorded in Plat Book 34, Pages 31, 31A through 31Y, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0562-01-0004**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)
AS TO BOTH

[Signature]
Witness Signature above:

Witness print name below:
Tiva Timmer

Witness Address:
5649 Drew Lane
Sarasota 34238

[Signature]
Witness Signature above:

Witness print name below:
Cyndi Giorlando

Witness Address:
1405 Main St #10
Sarasota FL 34230

[Signature]
Albert E. Roman
1920 Lakewood Ranch Boulevard, Unit 160-PMB
293, Sarasota, FL 34240

[Signature]
Susan C. Roman
1229 Palm View Road, Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 15th day of July, 2026, by Albert E. Roman and Susan C. Roman, () who is/are personally known to me or () who has/have produced FL drivers licenses as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

