

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096814 2 PG(S)**

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KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

SIMPLIFILE

Receipt # 3520520

Doc Stamp-Deed: \$3,780.00

Order No.: 2026-50778AJLW

Property Appraiser's Parcel I.D. (folio) Number:

0495130046

WARRANTY DEED

THIS WARRANTY DEED dated July 15, 2026, by **RICARDO J. RUGGIERO**, a single man, Individually and as Trustee of the **RICARDO J. RUGGIERO DECLARATION OF TRUST DATED MARCH 6, 2025** and **MARIE-CHRISTINE LAFORGE**, a single woman, Individually and as Trustee of the **MARIE-CHRISTINE LAFORGE DECLARATION OF TRUST DATED JUNE 22, 2021**, whose post office address is 22 Zelma Dr, Greenville, South Carolina 29617 (the "Grantor"), to **CAMILLA M. BAKER and RICHARD J. BAKER**, a married couple, whose post office address is 850 VAN GOGH RD, Englewood, FL 34223 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 16, ARTIST ACRES, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 5, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all 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: 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 presence of:

Jill Richardson
Witness Signature

Jill Richardson
Printed Name of First Witness

3195 S. Access Rd, Englewood
Address of First Witness FL 34224

Racheal Gauss
Witness Signature

Racheal Gauss
Printed Name of Second Witness

3195 S. Access Rd, Englewood
Address of Second Witness FL 34224

R. J. Ruggiero
RICARDO J. RUGGIERO, Individually
and as Trustee of the RICARDO J. RUGGIERO
DECLARATION OF TRUST
DATED MARCH 6, 2025

M. C. LaForge
MARIE-CHRISTINE LAFORGE, Individually
and as Trustee of the MARIE-CHRISTINE
LAFORGE DECLARATION OF TRUST DATED
JUNE 22, 2021

Grantor Address:
22 Zelma Dr
Greenville, SC 29617

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 15 day of July, 2026 by RICARDO J. RUGGIERO, Individually and as Trustee of the RICARDO J. RUGGIERO DECLARATION OF TRUST DATED MARCH 6, 2025 and MARIE-CHRISTINE LAFORGE, Individually and as Trustee of the MARIE-CHRISTINE LAFORGE DECLARATION OF TRUST DATED JUNE 22, 2021, who is/are personally known to me or who has/have produced ___ as identification and who did take an oath.

↓
Driver License

Jill Richardson
Notary Public, State of
My Commission Expires:
(Seal)

