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INSTRUMENT # 2026097303 2 PG(S)

7/16/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520899

CONSIDERATION: \$2,650,000.00

DOC TAX: \$18,550.00

RECORD: \$18.50

PARCEL ID NO.: 2005-11-0008

Doc Stamp-Deed: \$18,550.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 16th day of July 2026, by and between MARC GAGLIARDI and CLOTHILDE GAGLIARDI, husband and wife, hereinafter referred to as Grantor, whose post office address is 2080 Ringling Boulevard, Sarasota, Florida 34236, and MATT GARRISON and LISA A. GARRISON, husband and wife, hereinafter referred to as Grantee, whose post office address is 156 Sheridan Road, Winnetka, Illinois 60093.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

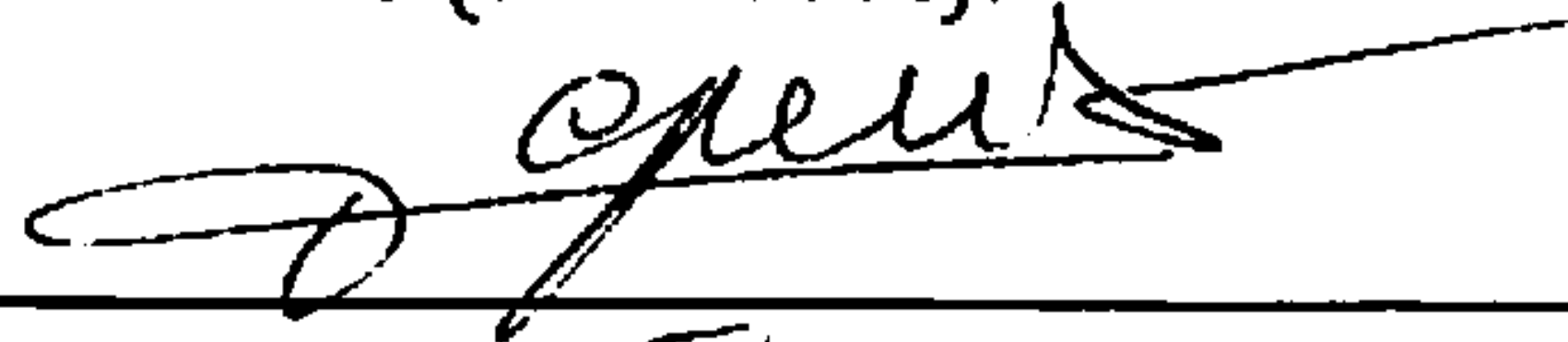
The South 60 feet of the North 1/2 of Lot 60, MAP OF INDIAN BEACH, according to the map or plat thereof as recorded in Plat Book A, Page 33, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

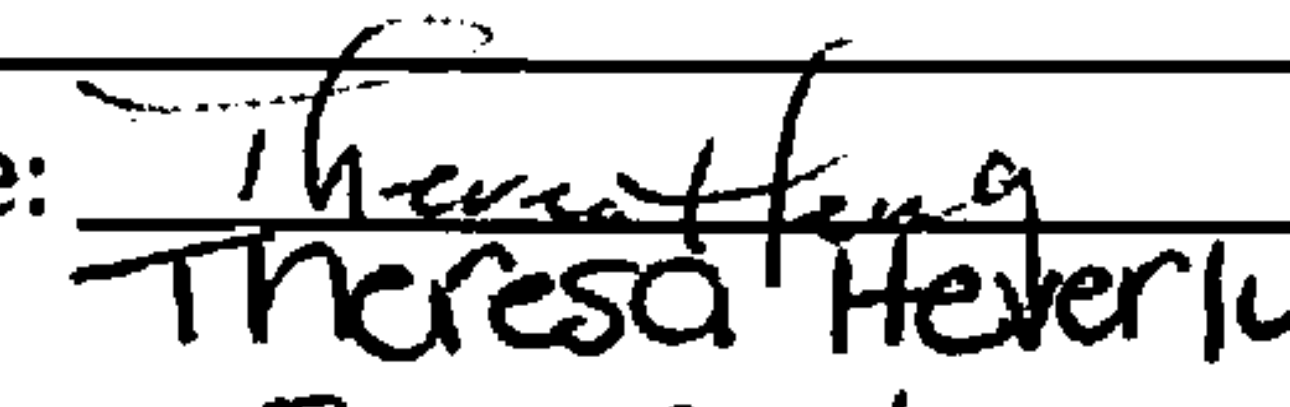
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):


Witness Name: Florence Depont

Witness Address: 2636
Sydele street Sarasota
FL 34237

Witness Name: 
Theresa Heverly
Witness Address: 712 56th Ave
Bradenton FL 34203

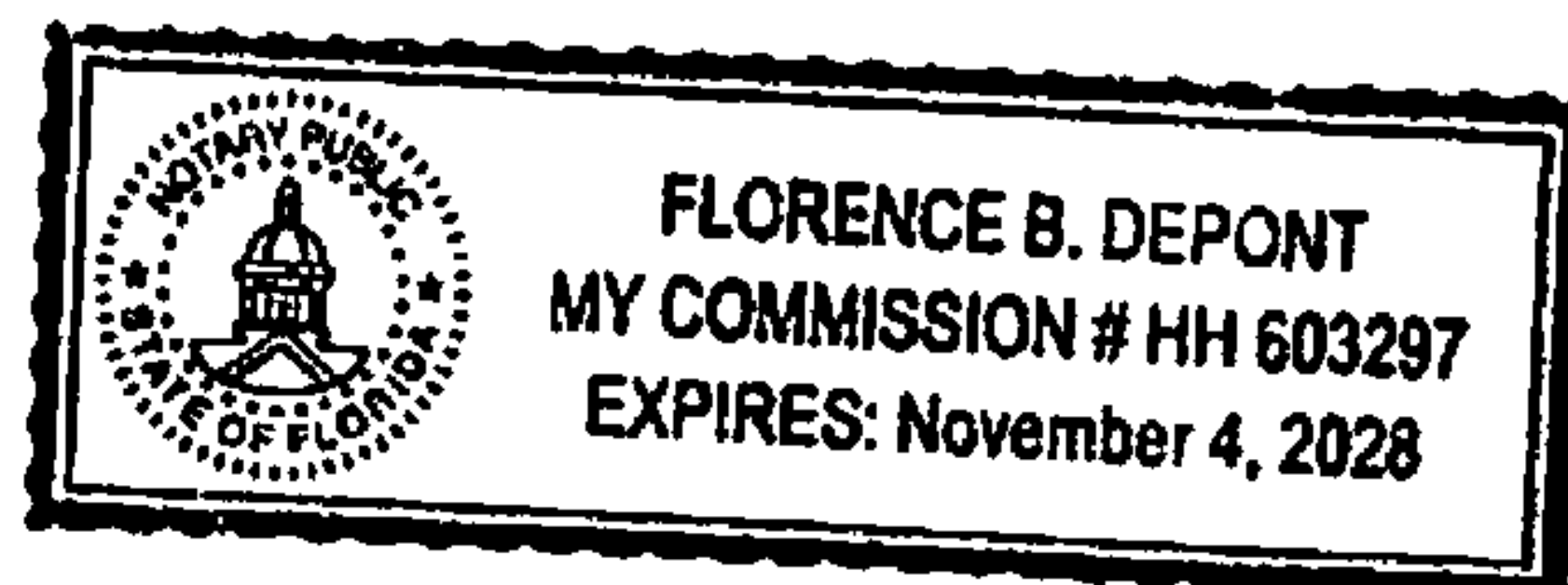

MARC GAGLIARDI

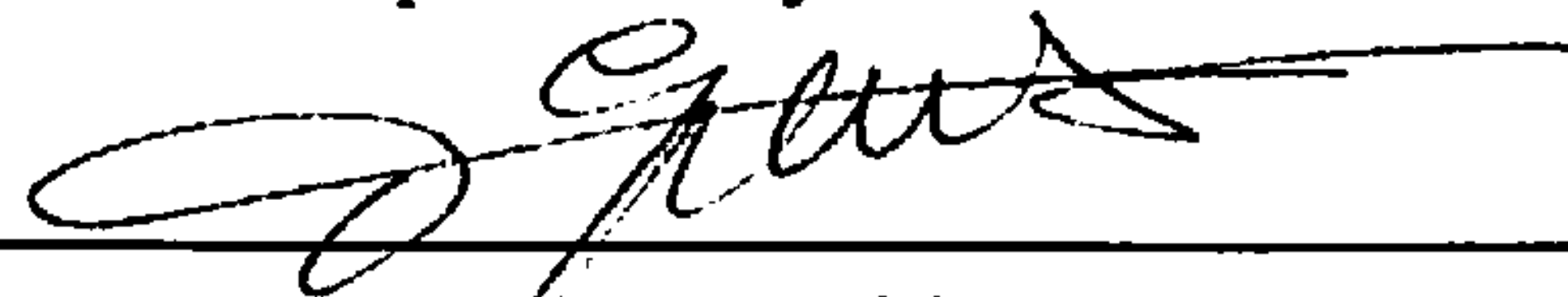

CLOTHILDE GAGLIARDI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of July 2026 by MARC GAGLIARDI and CLOTHILDE GAGLIARDI, who are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)




Signature of Notary Public

Florence Depont
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 11/04/2026