

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097500 2 PG(S)**

7/17/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521096

CONSIDERATION: \$749,000.00

DOC TAX: \$ 5,243.00

RECORD: \$18.50

PARCEL ID NO.: 0309080024

Doc Stamp-Deed: \$5,243.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 16th day of July 2026, by and between **DAVID ALAN RATHBUN and MICHELE RATHBUN, husband and wife**, hereinafter referred to as Grantor, whose post office address is 23000 Sisler Avenue, Christmas, FL 32709, and **ANTHONY CELARDO**, hereinafter referred to as Grantee, whose post office address is 10253 Canaveral Circle, Sarasota, FL 34241.

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:

Lot 24, GRAND PARK, PHASE 1, according to the plat thereof, as recorded in Plat Book 54, Page 264, of the Public Records of Sarasota County, Florida.

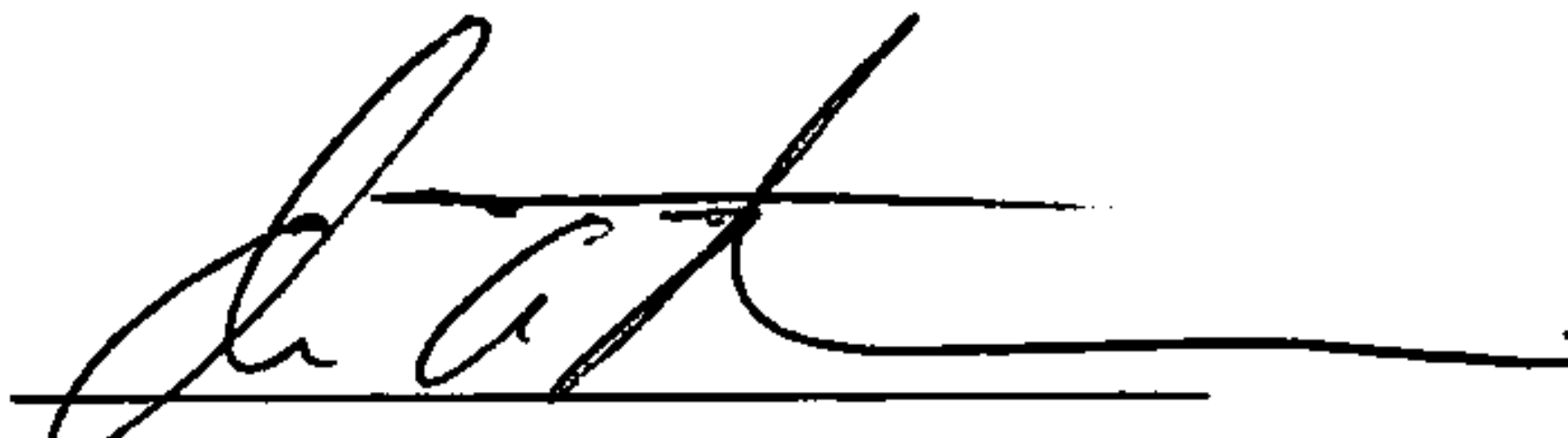
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

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.

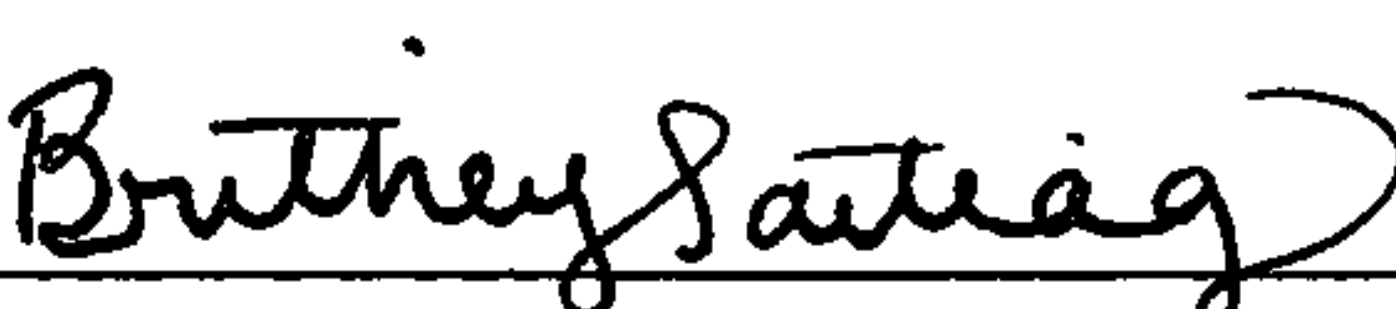
IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):


Witness Name: Sarah Ferlazzo
50 Central Ave
Witness Address: 8th Floor
Sarasota, FL 34236


DAVID ALAN RATHBUN

MICHELE RATHBUN


Witness Name: Brittney Santiago
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of July 2026 by DAVID ALAN RATHBUN and MICHELE RATHBUN, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.


Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.