

7/17/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521451

Prepared by and Return to:
Kayla Birchfield
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$1,351.00

File No.: PC-2026-6199
Parcel ID Number: 1116-07-0100

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of July, 2026 between Ilsebet A. Tebesli a/k/a Ilsebet A Gianna and Salvatore Gianna, wife and husband, whose post office address is **49 Central Boulevard East, Brick Township, NJ 08724**, of the County of Ocean, State of New Jersey, Grantors, to **Robert W. DiBiano, a single man**, whose post office address is **1271 Jonah Drive, North Port, FL 34289**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 100, Towns at Lakeside, according to the plat thereof, as recorded in Plat Book 44, Page(s) 38, 38A through 38D, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Jodi L. Haskell

WITNESS 1 ADDRESS:
985 Burnt Tavern Rd
Brick, NJ 08724

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: DAVID S. DAILEY

WITNESS 2 ADDRESS:
434 Sedge Pl
Brick NJ 08724

STATE OF New Jersey
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2026, by Ilsebet A Tebesli a/k/a Ilsebet A Gianna and Salvatore Gianna, ☐ who is/are personally known to me or ☒ who has/have produced NJ Divulgence as identification.

[Signature]
Signature of Notary Public

Jodi L. Haskell
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

