

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099331 2 PG(S)**

7/21/2026 3:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522638

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29454

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

General Warranty Deed

Made this July 20, 2026 By **Gregorio Rombola and Sara L. Rombola, husband and wife**, whose post office address is: 7313 Oak Leaf Way, Sarasota, Florida 34241, hereinafter called the Grantor, to **Diana Lynn Rombola, an unmarried woman**, whose post office address is: 3360 Beneva Road #132, Sarasota, Florida 34239, 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:

Unit C-3, Building 1, THE FAIRWAYS AND GREENS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1396, Page(s) 1521 , as thereafter amended, and as per Plat thereof recorded in Condominium Book 15, Page(s) 16 , as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0059081011**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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:

Witness Signature: *Renee Blus*

Witness # 1 Printed Name: Renee Blus

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Gregorio Rombola (Seal)
Gregorio Rombola

Witness Signature: *Jessica A. Israileff*

Witness # 2 Printed Name: Jessica A. Israileff

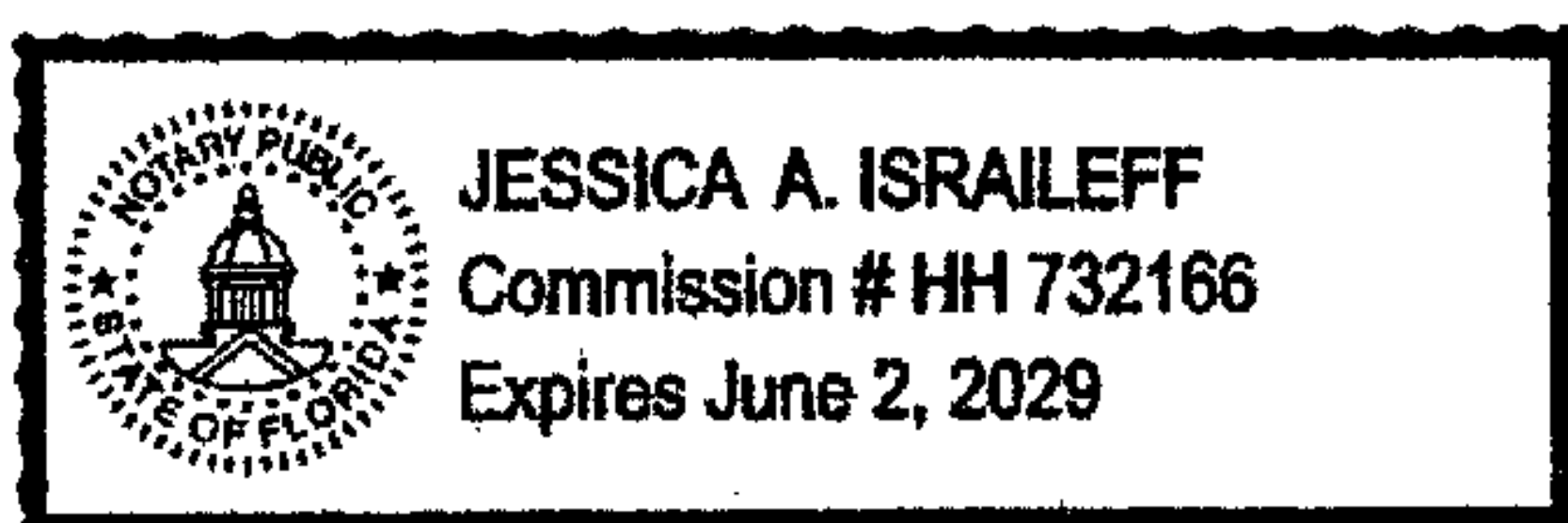
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Sara L. Rombola (Seal)
Sara L. Rombola

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this July 20, 2026, by Gregorio Rombola and Sara L. Rombola, who are personally known to me or who produced DRIVERS LICENSE as identification.

(SEAL)



Jessica A. Israileff
Notary Public
My Commission Expires: 6-2-2029