

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522954

Doc Stamp-Deed: \$2,135.00

Prepared by and return to:
Christopher D. Smith, Sr. Esq
Bar No.: 605433
SmithLaw Attorneys PA
1561 Lakefront Dr, Suite 204
Sarasota, FL 34240
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File Number: 2026.064

PID: 0033164077
Consideration: \$305,000.00

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Warranty Deed

This Warranty Deed is this 20th day of July, 2026 between **Michael R. Mayo and Sandra C. Mayo, Husband and Wife**, whose post office address is 6714 Oak Manor Dr, Lakewood Ranch, FL 34202, grantor, and **Rosalind G. Rokita and David G. Rokita, Wife and Husband**, whose post office address is 606 Sunharvest Lane, Indian Trail, NC 28079, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

UNIT NO. 77, WEDGEWOOD LAKE, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1486, PAGE 373, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Parcel Identification Number: 0033164077

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.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name:

P.O. Address:

1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Witness

Printed Name:

P.O. Address:

1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Witness

Printed Name:

P.O. Address:

1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Witness

Printed Name:

P.O. Address:

1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Michael R. Mayo

Sandra C. Mayo

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2026 by Michael R. Mayo and Sandra C. Mayo who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name:

My Commission Expires: