

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099697 2 PG(S)**

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-537
Parcel ID: 0435020006
Consideration: \$280,000.00

7/22/2026 1:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3522957
Doc Stamp-Deed: \$1,960.00

Warranty Deed

Know All Men By These Presents that, **Crystal Bradley and Cyle Hornsby, wife and husband**, (henceforth referred to as "Grantor") of **6864 Westgate Circle, Talbott, TN 37877**, for consideration paid, grant to **Michael Centazzo and Katelyn Centazzo, husband and wife**, (henceforth referred to as "Grantee") of **532 Center Road, Venice, FL 34285**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 1669, VENICE GARDENS, UNIT NO. 27, according to plat thereof as recorded in Plat Book 16, Page 31, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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.

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, hereunto set by hands and seals this 22nd day of July, 2026

WARRANTY DEED

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

Crystal Bradley
Crystal Bradley
Cyle Hornsby
Cyle Hornsby

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

[Signature]
Witness #2 Signature
Hillary McCullough
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2026, by Crystal Bradley and Cyle Hornsby, ☐ who is/are personally known to me or ☒ who has/have produced valid DL as identification.

[Signature]
Signature of Notary Public
Reid McCullough
Print, Type/Stamp Name of Notary

