

Return to:  
Florida Title & Guarantee Agency  
13794 NW 4th Street, Ste 200  
Sunrise, FL 33325

7/23/2026 12:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3523463

This Instrument Prepared  
under the supervision of:

Doc Stamp-Deed: \$2,065.00

Elizabeth Martinez  
Florida Title & Guarantee Agency  
13794 NW 4th Street, Ste 200  
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:  
0411160008

Our File No.: 83-26-0480

WARRANTY DEED

This Warranty Deed made this 21st day of July, 2026 by Shirley L. Ross, an unremarried widow, surviving spouse of David L. Ross a/k/a David Lloyd Ross, whose mailing address is 5416 Hyland Greens Dr, Bloomington, MN 55437, hereinafter called the grantor(s), to Verona M. Valore and Michael Valore, a married couple, whose post office address is 9952 Brookhill Cir, Twinsburg, OH 44087, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 11A, VISTA DEL LAGO, according to the Plat thereof recorded in Plat Book 42, page 11, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

J Mraz  
First Witness Signature

Jill S. Mraz  
Printed Signature

1402 Clarmar Ave W  
Roseville MN 55113  
Address of First Witness

J Mraz  
Second Witness Signature

Yulia Kofanov  
Printed Signature

1402 Clarmar Ave W  
Roseville MN 55113  
Address of Second Witness

State of Minnesota

County of Hennepin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2026 by Shirley L Ross, who has produced dr. license as Identification or is personally known to me to be the persons therein.

J Mraz  
Notary Public, State of Minnesota

My commission expires:

Seal 01-31-2030

