

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100353 2 PG(S)**

7/23/2026 12:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523524

CONSIDERATION: \$678,000.00

DOC TAX: \$4,746.00

RECORD: \$20.50

PARCEL ID NO.: 0071-08-0058

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

Doc Stamp-Deed: \$4,746.00

WARRANTY DEED

THIS INDENTURE is made as of the 23rd day of July 2026, by and between **EVELYN HELLSTROM, individually and as Trustee of the EVELYN L. HELLSTROM REVOCABLE LIVING TRUST dated June 9, 2022, joined by her spouse, RIGO RIVERA**, hereinafter referred to as Grantor, whose post office address is c/o Fernando Rivera 5906 Gardenlakes Majestic, Bradenton, FL 34203, and **GREGORY FERRARO and LESLIE FERRARO, husband and wife**, hereinafter referred to as Grantee, whose post office address is 4471 McIntosh Lake Avenue, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 44, MCINTOSH LAKE, according to the map or plat thereof as recorded in Plat Book 36, Page 25, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Patricia A. Blair

Witness Name: _____

Patricia A. Blair
50 Central Avenue
8th Floor
Sarasota, FL 34236

Witness Address: _____

Jeffrey A. Grebe

Witness Name: _____

Jeffrey A. Grebe
50 Central Avenue
8th Floor
Sarasota, FL 34236

Witness Address: _____

Evelyn Hellstrom

EVELYN HELLSTROM, individually
and as Trustee of the EVELYN L.
HELLSTROM REVOCABLE LIVING
TRUST dated June 9, 2022

Rigo Rivera
RIGO RIVERA

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of July 2026 by EVELYN HELLSTROM, individually and as Trustee of the EVELYN L. HELLSTROM REVOCABLE LIVING TRUST dated June 9, 2022, and RIGO RIVERA, who are personally known to me or who have produced FL Driver's license as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

Jeffrey A. Grebe
50 Central Avenue
8th Floor
Sarasota, FL 34236

Jeffrey A. Grebe
Signature of Notary Public
Jeffrey A. Grebe

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.