

7/23/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523698

Doc Stamp-Deed: \$3,150.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-091.S

WARRANTY DEED

This Indenture, made on this 23rd day of July 2026 by David Gordiychuk and Raquel Gordiychuk, husband and wife whose address is 5712 143rd Ct E., Bradenton, Florida 34211, hereinafter called the grantors, to Cal Christian Guiliano, an unmarried man whose address is 5710 Doral Ct, Sarasota, Florida 34238, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Four Hundred Fifty Thousand dollars & no cents, (\$450,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 21, SUNRISE GOLF CLUB ESTATES, according to the plat thereof recorded in Plat Book 26, Page 35, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0095100019

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature



Witness Printed Name

Deborah-Ann Ritchie

Witness Address

3400 S. Tamiami Trl. #304

Sarasota FL 34239

Witness Signature



Witness Printed Name

Cynthia A. Riddell

Witness Address

3400 S. Tamiami Trl. #304

Sarasota, FL 34239

David Gordiychuk

Raquel Gordiychuk

STATE OF

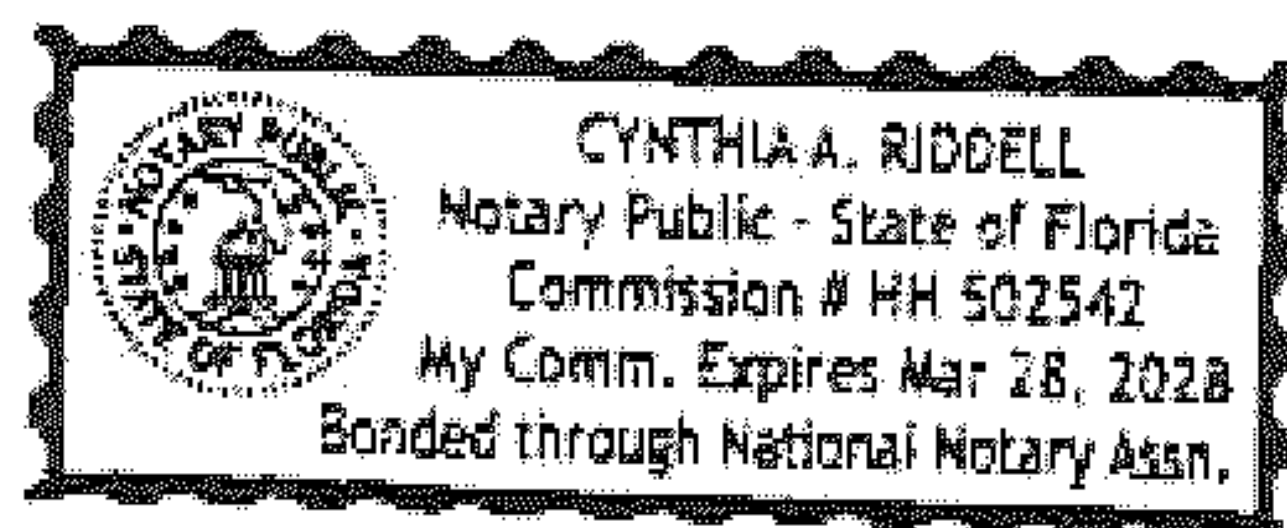
Florida

COUNTY OF

Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on July 22, 2026, by David Gordiychuk and Raquel Gordiychuk, husband and wife, who are personally known to me or who have produced DL as identification.

SEAL:



Notary Public - Signature

Print Name:

My Commission Expires:



Cynthia A. Riddell