

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100568 3 PG(S)**

7/23/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523712

Doc Stamp-Deed: \$4,515.00

Consideration: \$645,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-50215-001

Property Appraiser's Parcel ID No.: 0150-03-0016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of July, 2026, by and between **MICHAEL R. RONZELLO AND KATHLEEN RONZELLO, HUSBAND AND WIFE**, whose addresses are **1221 North Palm Avenue, 203, Sarasota, FL 34236**, and **81 Ridgewood Lane, Berlin, CT 06037**, repectively, (hereinafter "GRANTOR") and **KATHLEEN ALYCE BAIRD AND HENRY C. BAIRD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **W9021 Crooked Lake Drive, Cascade, WI 53011** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 20, RIVENDELL, UNIT 4-B, THE WOODLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

(acknowledgment signatures on following pages)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

Michel Ronzello

Michael R. Ronzello

(1)

Printed Name Jorge Martinez

P.O. Address 826 E County rd 678
Natalia Tx 78059

(2)

Printed Name Heather Wilson

P.O. Address 826 E County rd 678
Natalia Tx 78059

STATE OF Texas

COUNTY OF Medina

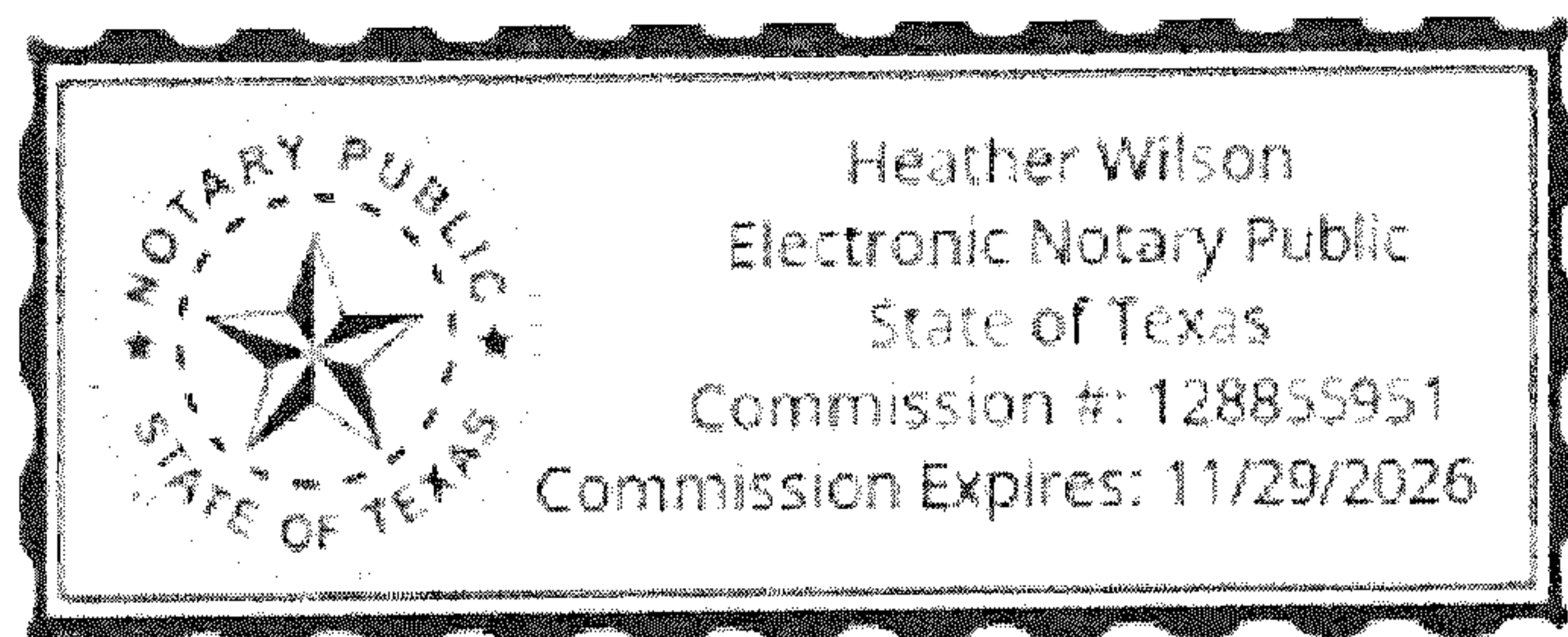
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 21 day of July, 2026, by Michael R. Ronzello, ☐ who is/are personally known to me or ☒ who has/have produced photo id as identification.

Notarized online using audio-video communication technology

Signature of Notary Public

Heather Wilson

Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Andrea C Smith
Printed Name Andrea C Smith
P.O. Address 264 Eagle Brook Ln
Buda, TX 78610

Kathleen Ronzello
Kathleen Ronzello

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave,
Phoenix, AZ 85014

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 20th day of July, 2026, by Kathleen Ronzello, ☐ who is/are personally known to me or ☒ who has/have produced ☒ Driver license ☐ Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commisison Expires: 02/25/2028

Notarized online using audio-video communication technology

