

Consideration: \$586,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49942-001

8/6/2026 10:14 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3529171

Doc Stamp-Deed: \$4,102.00

Property Appraiser's Parcel ID No.: 0374070440

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of August, 2026, by and between **CRAIG HENDERSON AND DEBORAH HENDERSON, HUSBAND AND WIFE**, whose address is **981 Fox Bend Way, Prosper, TX 75078** (hereinafter "GRANTOR"), and **GINO ZAGARRIO AND ALESIA R. ZAGARRIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6 Lena Ct, West Seneca, NY 14224** (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 44, VENETIAN GOLF & RIVER CLUB, PHASE 3-I, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 6, 6A AND 6B, 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 page)

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:

(1) Sierra Selita Scott M.D.
Printed Name Sierra Selita Scott M.D.
P.O. Address 13700 Cortes De Pallas
Dr. Little Elm, Tx 75068

GRANTOR:

Craig Henderson
Craig Henderson

Deborah Henderson
Deborah Henderson

(2) Jakob Randal McDonald
Printed Name Jakob Randal McDonald
P.O. Address 13700 Cortes De Pallas Dr
Little Elm, Tx 75068

STATE OF Texas

COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2026, by Craig Henderson and Deborah Henderson. ☐ who are personally known to me or ☒ who have produced Driver's License as identification.

Sierra Selita Scott
Signature of Notary Public

(AFFIX SEAL)

Sierra Selita Scott M.D.
Print, Type Stamp Name of Notary

My Commission Expires: 10-04-27

