

8/7/2026 2:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529958

Doc Stamp-Deed: \$238.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3154
Parcel ID Number: 1137158922

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 7th day of August, 2026 between David R. Downer, an unremarried widower, whose post office address is 2288 Pine View Circle, Sarasota, FL 34231, of the County of Sarasota, State of Florida, Grantor, to Jennifer Yvette Gargiulo, a married woman, and Patricia Borkowski, a single woman, as tenants in common, whose post office address is 3332 Langmaid Avenue, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Property 1:

Lot 22, Block 1589, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, of the Public Records of Sarasota County, Florida.

Property 2:

Lot 23, Block 1589, 32nd Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shirah Knight
WITNESS 1 SIGNATURE
PRINT NAME: Shirah Knight

David R. Downer
David R. Downer

WITNESS 1 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

Sarah Papadakis
WITNESS 2 SIGNATURE
PRINT NAME: Sarah Papadakis

WITNESS 2 ADDRESS:

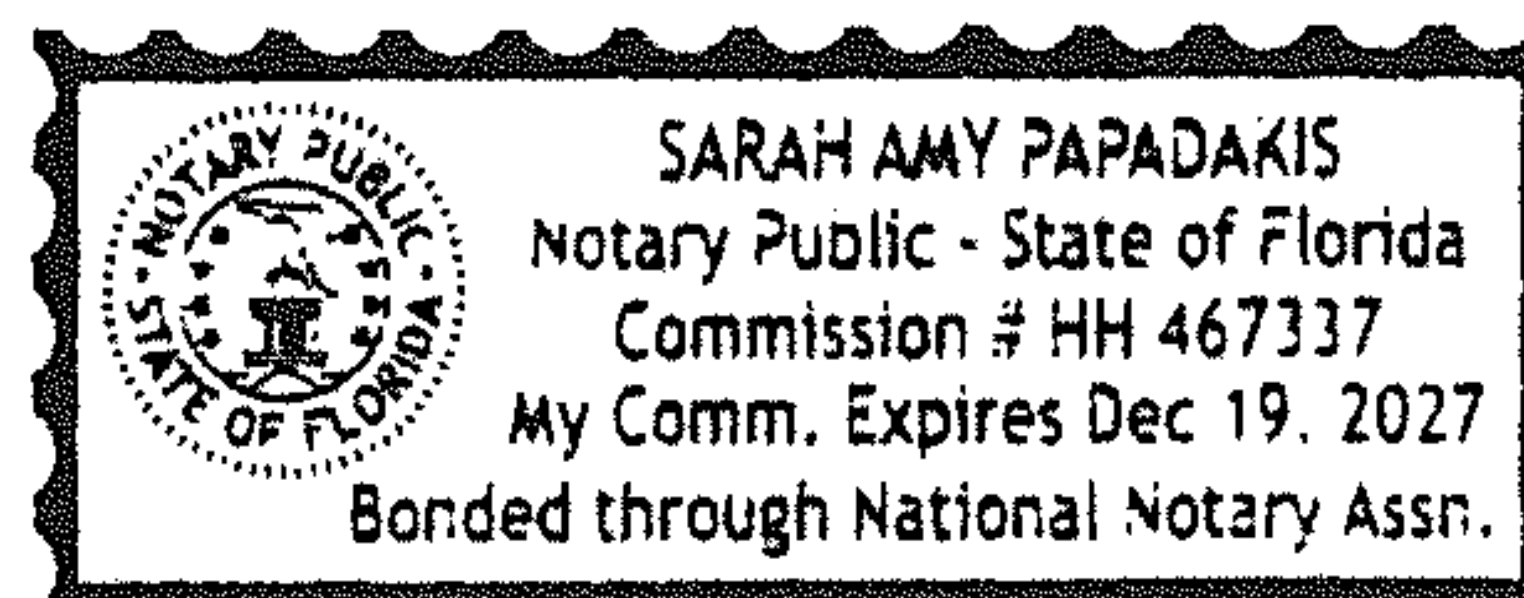
5620 Tara Blvd #101
Bradenton FL 34203

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2026, by David R. Downer, ☐ who is/are personally known to me or ☒ who has/have produced US passport as identification.

SARAH
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)