

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109215 2 PG(S)**

8/11/2026 1:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531141

Doc Stamp-Deed: \$4,025.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-80

Parcel Identification No 2039100076

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

This indenture made the 11th day of August, 2026 between Shannon C. Lugannani, Individually and as Successor Trustee of Sandra K Orlando Revocable Trust dated September 6, 2023, whose post office address is 3512 Alderman Street, Sarasota, FL 34237, of the County of Sarasota, Florida, Grantor, to Bernadette Connor and Kane Connor, wife and husband, whose post office address is 3625 Jacinto Court, Sarasota, FL 34239, of the County of Sarasota, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 5, Block J, GRANADA, a subdivision according to the plat thereof recorded in Plat Book J, Pages 57 and 58, of the Public Records of Sarasota County, Florida.

The Grantor represents and warrants that the property conveyed by this Warranty Deed is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, is not contiguous to any property that constitutes the Grantor's homestead.

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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Sandra K Orlando Revocable Trust dated September 6, 2023

By: [Signature]
Shannon C. Lugannani, Individually and as
Successor Trustee

Jokerria Boyd
WITNESS # 1
PRINT NAME: Jokerria Boyd

[Signature]
WITNESS # 2
PRINT NAME: Christian Tramel

11232 Boyette Rd
Riverview, FL 33569
WITNESS #1 ADDRESS

8915 Peppermill Ct. Tampa, FL 33634
WITNESS #2 ADDRESS

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th^{7th} day of August, 2026, by Shannon C. Lugannani, Individually and as Successor Trustee of Sandra K Orlando Revocable Trust dated September 6, 2023, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Jokerria Boyd
Signature of Notary Public
Jokerria Boyd
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

