

Consideration: \$400,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-577

8/11/2026 3:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3531331

Doc Stamp-Deed: \$2,800.00

Property Appraiser's Parcel ID No.: Property 1:
0175-14-3050

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 11th day of August, 2026, by and between **DINA ORDONEZ**, a married woman, whose address is **490 Encarnacion Street, Punta Gorda, FL 33983** (hereinafter "GRANTOR"), and **RAYMOND FANTI AND DINA M. FANTI**, husband and wife, as tenants by the entirety, whose address is **32049 Griffin Sands Lane, San Antonio, FL 33576** (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:

APARTMENT C-14, GULF POINT APARTMENTS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 712, PAGE(S) 48 TO 90, INCLUSIVE, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 2, PAGES 31, 31A, 31B AND 31C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

GRANTOR:

(1) Diana Merkel
Printed Name Diana Merkel
P.O. Address 400 Barcelona Ave.
Venice, FL 34285

Dina Ordonez
Dina Ordonez

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of August, 2026, by Dina Ordonez, () who is personally known to me or (✓) who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

