

8/13/2026 3:29 PM

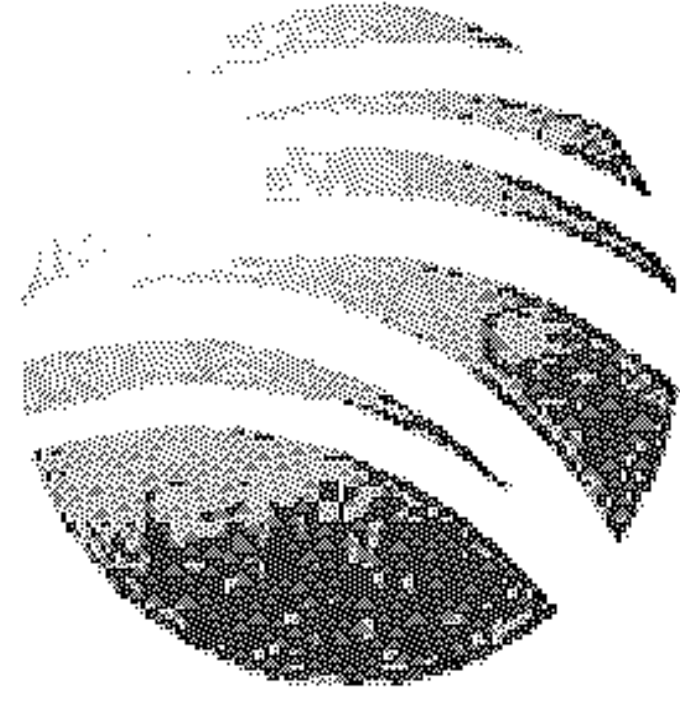
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532428



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$3,325.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-04956

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This Warranty Deed

Made this 12 day of August, 2026 by Daniel V. Bafunno and Marilyn Bafunno, Husband And Wife, hereinafter called the Grantor, to Michael Agrusa and Angela Agrusa, Husband And Wife, whose post office address is: **2082 Mesic Hammock Way, Venice, FL 34292**, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 1199, STONEYBROOK AT VENICE, UNIT 2, according to the Plat thereof, recorded in Plat Book 45, Page 14, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0755021199

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Printed Name JANICE HOLLOWAY

331 W. Venice Avenue
Address

Venice FL 34285
City, State, Zip

[Signature]
Daniel V. Bafunno
3275 Sinatra Way
Powell, OH 43065

[Signature]
Marilyn Bafunno
3275 Sinatra Way
Powell, OH 43065

[Signature]
Witness: (Signature)

Printed Name STEPHANIE FLINT

304 W. VENICE AVE #302
Address

VENICE, FL 34285
City, State, Zip

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of JULY, 2026, by Daniel V. Bafunno, and Marilyn Bafunno, who: ☐ is personally known to me or ☒ produced photo ID as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: _____
My Commission Expires: _____
Stamp/Seal: _____

