

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113496 2 PG(S)**

8/20/2026 11:03 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534914

Doc Stamp-Deed: \$945.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-92

Parcel Identification No 0088-12-2023

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17th day of August, 2026 between **Linda Mingalone, a single woman**, whose post office address is 5749 Summerside Lane, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Vili Ranguelova, an unmarried woman**, whose post office address is 2826 Swifton Drive, Sarasota, FL 34231, 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:

Villa No. 114, Swifton Villas, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 884, Page 161, as amended in Official Records Book 1554, Page 983 and as per plat thereof recorded in Condominium Book 4, Page 34, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Signed, sealed and delivered in our presence:

David D. Russell
WITNESS
PRINT NAME: **David D. Russell**

Justin S. Bailey
WITNESS
PRINT NAME: JUSTIN S. BAILEY

Linda Mingalone
Linda Mingalone

205 N. Osprey Ave #202
Sarasota, FL 34236
WITNESS 1 ADDRESS

205 N. Osprey Ave #202
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 17th day of August, 2026, by Linda Mingalone, (☐) who is/are personally known to me or (☒) who has/have produced Florida Drivers License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

