

8/25/2026 4:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537221

Doc Stamp-Deed: \$73,500.00

Prepared by and Recording requested by:
John Shea, Closing Officer
Barnes Walker, Goethe, Perron, Shea & Robinson, PLLC
1776 Ringling Boulevard
Sarasota, FL 34236

File Number: 2026-522-BWGS
Parcel ID: 2018120001
Doc Stamps: \$ 73,500.00

WARRANTY DEED

This indenture, made August 25, 2026 between Lawrence P. Castellani and Joan J. Castellani, husband and wife, whose post office address is: 1 Main Street, Unit #8, Youngstown, NY 14174 ("Grantor") to Alan B. Graf, Jr. and Susan M. Graf, husband and wife, whose post office address is: 667 Mourning Dove Drive, Sarasota, FL 34236, ("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, remised, sold, transferred, and conveyed, 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 29, Block 23, BIRD KEY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Pages 20, 20A through 20F, inclusive, of the Public Records of Sarasota County, 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; zoning and other governmental regulations; and covenants, restrictions, easements, reservations and limitations of record, if any.

This property is the homestead of the grantor(s).

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, free and clear of all liens and encumbrances unless noted above, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby does 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.

Witnesses:

Grantor:

[Signature]
WITNESS
PRINT NAME: Robert E. Warren

[Signature]
Lawrence P. Castellani

[Signature]
WITNESS
PRINT NAME: Julie Hoornhout

[Signature]
Joan J. Castellani

First Witness Address: 443 John Ringling Blvd Sarasota FL 34236

Second Witness Address: 1219 SE Ave, suite 202, Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2026, by Lawrence P. Castellani and Joan J. Castellani, ☒ who are personally known to me or ☐ who have produced N/A as identification.

[Signature]
Signature of Notary Public
John J. Shea

Print, Type/Stamp Name of Notary

