

8/26/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537619

Doc Stamp-Deed: \$840.00

Consideration: \$120,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-41571-002

Property Appraiser's Parcel ID No.: 0075-16-9004

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of August, 2026, by and between **NANCY CISZON, A MARRIED WOMAN**, whose address is **492 West Auburn Woods Court, Palatine, IL 60067**, **DIANE RAGO, A MARRIED WOMAN**, whose address is **1433 Kingston Ct., Des Plaines, IL 60018**, **VITO G. GIUSTINO, A SINGLE MAN** whose address is **905 Center St., #103, Des Plaines, IL 60016**, AND **ANNA MARIE DIVIETRO, A MARRIED WOMAN**, whose address is **827 Fairmont Ct., Des Plaines, IL 60018** (hereinafter "GRANTOR"), and **PR GULF PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **456 Dover Circle, Englewood, FL 34223** (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:

UNIT K-4, PINWOOD VILLAGE, SECTION 9, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGES 719 TO 755, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGES 19 AND 19A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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)

Printed Name

P.O. Address

(2)

Printed Name

P.O. Address

Nancy Cizon

Diane Rago

Vito G. Giustino

Anna Marie DiVietro by Nancy Cizon, her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Nancy Cizon, Diane Rago, Vito G. Giustino, Nancy Cizon, as Attorney-In-Fact for Anna Marie DiVietro, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

