

8/27/2026 11:25 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537881

Doc Stamp-Deed: \$6,125.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00339

Warranty Deed

This Warranty Deed, dated August 25, 2026 by **Elysia Sarah Emanuele and Matthew Irwin Emanuele, Wife And Husband**, hereinafter called the Grantor, to **Michael J. Hornberger and Ashley E. Hornberger**, who has a mailing address of 6535 Goldfinch Street, Sarasota, FL 34241 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00) and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 78, LAKEWOOD TRACT "A" - UNIT-1, a subdivision according to the plat thereof recorded in Plat Book 8, Page 79, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0285110009

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

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Elysia Sarah Emanuele

Elysia Sarah Emanuele

After Closing Address:

2714 SW Leah Court
Portland, OR 97219

George De Pena

Witness: (Signature)

George De Pena

Printed Name

9273 NW 45TH ST,
Address

TAMARAC, FL 33319
City, State, Zip

April Ridley-Cutts

Witness: (Signature)

April Ridley-Cutts

Printed Name

P.O. Box 5316
Address

Chesapeake VA 23324
City, State, Zip

STATE OF: Virginia

COUNTY OF: Chesapeake

The foregoing instrument was acknowledged on 08/25/2026 by means of () physical presence or
(X) online notarization by: **Elysia Sarah Emanuele**
who is () personally known to me; or (X) produced a USA Passport as identification.

April Ridley-Cutts

Notary Public (signature)

Print Name:

April Ridley-Cutts

My Commission Expires:

07/31/2029



Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Matthew Irwin Emanuele

Matthew Irwin Emanuele

After Closing Address:
2714 SW Leah Court
Portland OR 97219

George De Pena

Witness: (Signature)

George De Pena

Printed Name

9273 NW 45TH ST

Address

TAMARAC, FL 33319

City, State, Zip

April Ridley-Cutts

Witness: (Signature)

April Ridley-Cutts

Printed Name

P.O. Box 5316

Address

Chesapeake VA 23324

City, State, Zip

STATE OF: Virginia

COUNTY OF: Chesapeake

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who is () personally known to me; or (X) produced a USA Passport as identification.

April Ridley-Cutts

Notary Public (signature)

Print Name:

April Ridley-Cutts

My Commission Expires:

07/31/2029

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