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INSTRUMENT # 2026118008 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538785

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 333019-425764

Doc Stamp-Deed: \$1,225.00

Consideration: \$175,000.00
Doc Stamps: \$1,225.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 28th day of August, 2026, by **Raymond A. Gullo**, a single man ("Grantor") to **Diego Carucho and Stephanie Carucho**, husband and wife, as tenants by the entirety, whose post office address is 2643 South 15th Street, Philadelphia, PA 19145 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 3259-101, VILLAGE BROOKE CONDOMINIUM I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1080, Page 40, and all amendments thereto, and as per plat thereof recorded in Condominium Book 8, Page 39, as amended, of the Public Records of SARASOTA County, Florida, together with an undivided interest in common elements appurtenant thereto.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0061052113.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

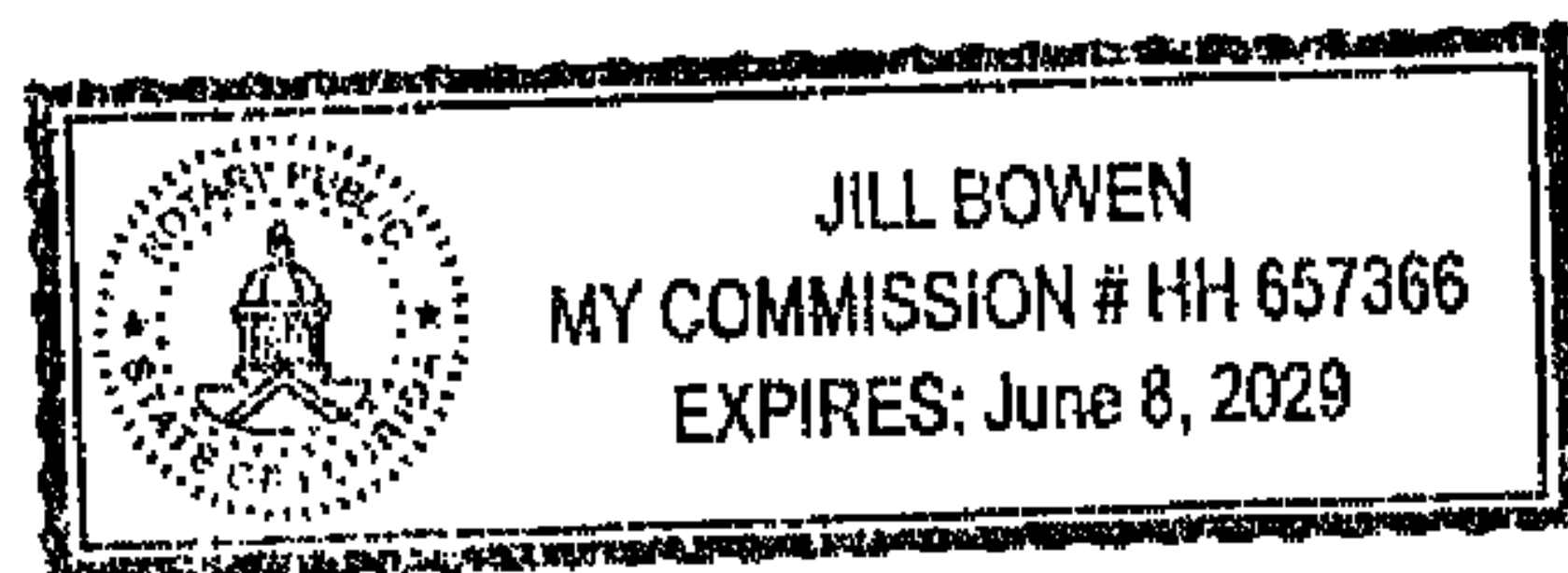
Witness#1 Sign: [Signature]
Witness#1 Print: JILL BOWEN
Witness #1 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

Witness#2 Sign: [Signature]
Witness#2 Print: [Signature]
Witness #2 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

[Signature]
Raymond A. Gullo
Address: 3713 Somerville Drive
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of August, 2026, by Raymond A. Gullo.



[Signature]
Notary Public
Print/Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification X
Type of identification produced FL DL