

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119225 2 PG(S)

9/1/2026 1:47 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539826

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,225.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0101-16-4004
File No.: 2990875

WARRANTY DEED

This Warranty Deed, Made the 31 day of August, 2026, by Dorothy B. Zeigler, a single person, whose post office address is: 343 NW 121st Way, Coral Springs, FL 33071, hereinafter called the "Grantor", to Gail Joyce La Bruno and Nick La Bruno, wife and husband, whose post office address is: 3527 Silver Pine Court, Sarasota, FL 34231, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

Unit 82, VILLAGE IN THE PINES, a Condominium, Section 4, according to the Declaration of Condominium thereof, as recorded in Official Records Book 986, Page 1473, as thereafter amended, and as per Plat thereof recorded in Condominium Book 6, Page 26, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The property is the homestead of the Grantor(s).

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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Susan Hirtzel
2033 Main St #408
Sarasota, FL 34237

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Cristina Doolittle
2033 Main St #408
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of August, 2026 by **Valerie Zeigler Barr as attorney in fact for Dorothy B. Zeigler, a single person**, who has produced DL as identification.

Notary Public Signature

Printed Name:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

