

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0419

Property address:
20455 Granlago Dr, Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119737 2 PG(S)

9/2/2026 11:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540226

Doc Stamp-Deed: \$3,934.00

General Warranty Deed

Made this September 1, 2026 A.D. By **David P. Caputo and Jeanne M. Caputo, Husband and Wife**, whose post office address is: 112 Petunia Dr, Kennett Square, Pennsylvania 19348, hereinafter called the Grantor, to; **Robert B. Rossow and Khamvilay Rossow as Trustees of The Rossow Family Trust dated May 25, 2022**, whose post office address is: 20455 Granlago Dr., Venice, Florida 34293, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$562,000.00 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, viz:

Lot 887 of GRAN PARADISO, PHASE 4-C, according to the Plat thereof, as recorded in Plat Book 50, Page 3, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0780028870**

This deed hereby confers on the trustee the powers and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.071, Florida Statutes.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0419

Property address:
20455 Granlago Dr, Venice, Florida 34293

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X

Witness 1 Printed Name and Address:

Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X David P. Caputo
David P. Caputo

Address: 112 Petunia Dr, Kennett Square,
Pennsylvania 19348

Witness 2 signature:

X

Witness 2 Printed Name and Address:

Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

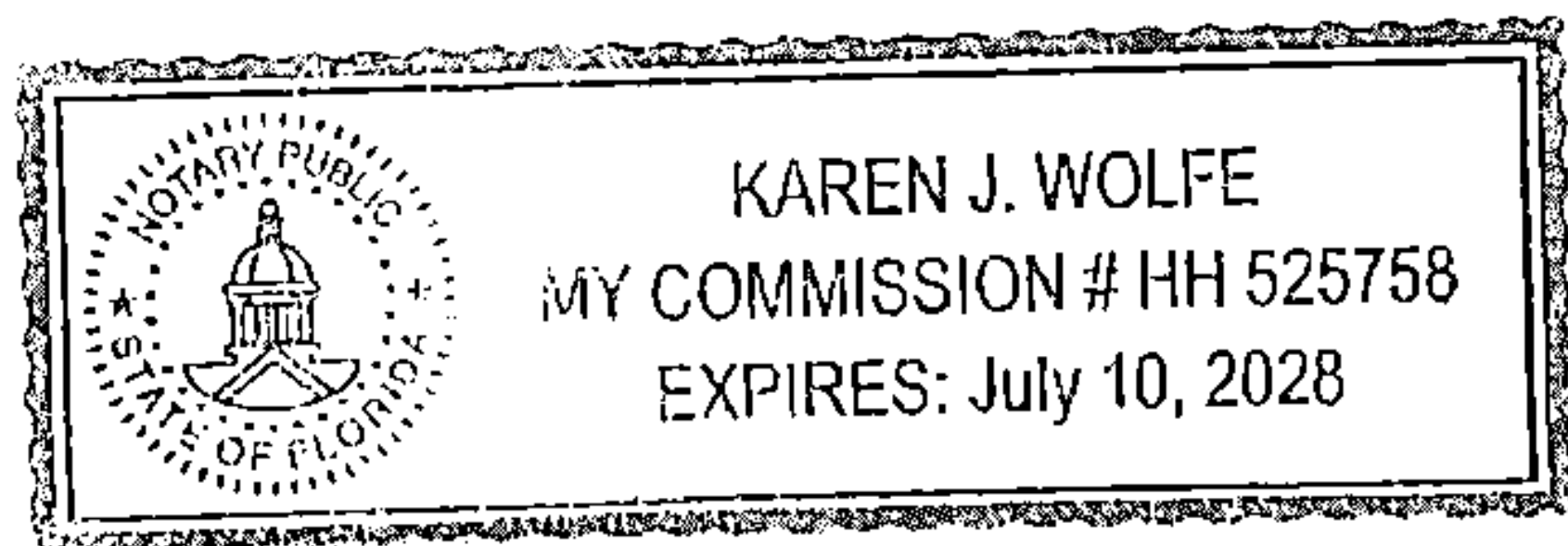
X Jeanne M. Caputo
Jeanne M. Caputo

Address: 112 Petunia Dr, Kennett Square,
Pennsylvania 19348

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization,
this 19th day of August, 2026, by David P. Caputo and Jeanne M. Caputo, who produced
FL & Licensed as identification.



X

Karen J Wolfe
Notary Public

Print Name:

My Commission Expires:

Seal: