

9/2/2026 1:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540429

Prepared by and return to:

Jerome S. Levin

Levin Law, LC

1432 First Street

Sarasota, FL 34236

Doc Stamp-Deed: \$3,325.00

File Number: 1558.002a

Consideration: \$475,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made 31st day of August, 2026 between

Christopher M. Groom whose post office address is 1875 A 109th Street Gulf, Marathon, FL 33050 and **Samantha E. Groom** whose post office address is 545 Wana'ao Rd, Kailua, HI 96734, grantor, and

Kristen DiBella and Frank Prall, wife and husband whose post office address is 28 Longfellow Road, Wellesley Hills, MA 02481, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 9, Block 63, SOUTH GATE, UNIT 16, according to the plat thereof, as recorded in Plat Book 9, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0056070050

2496 Wisteria Street, Sarasota, FL 34239

Subject property is not the Grantors' homestead nor is it contiguous thereto.

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

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah Marie Gurganus

Witness Name: Sarah Marie Gurganus

Witness Address : 3913 Grovewood Rd
Hopewell, VA 23860

Madline Gilice

Witness Name: Madline Gilice

Witness Address : 12 SE 7th Street, Suite 820
Ft Lauderdale, FL 33301

(Seal)

Christopher M. Groom

Samantha Elizabeth Groom

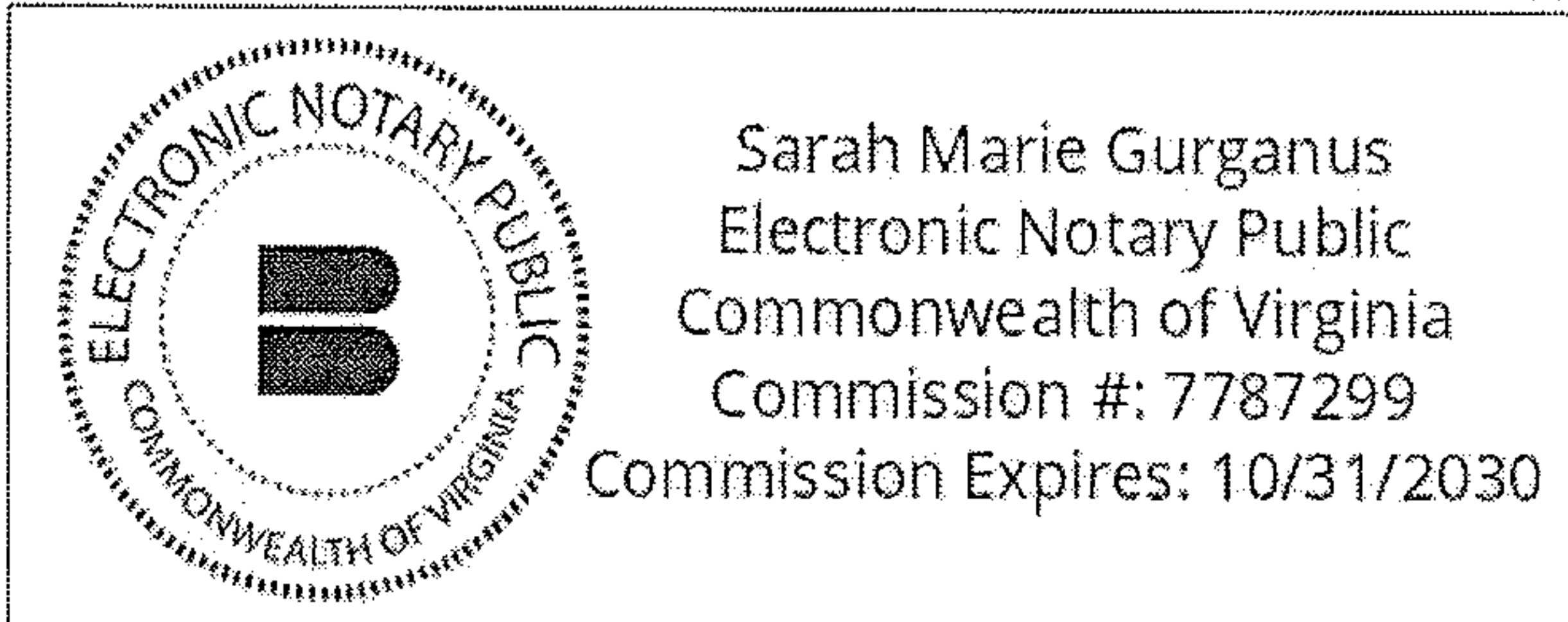
(Seal)

Samantha E. Groom

State of Virginia
County of Prince George

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
28th day of August, 2026 by Christopher M. Groom and Samantha E Groom, who ☐ are personally known or ☒ have
produced passport and drivers license as identification.

Notarized online using audio-video communication technology



Sarah Marie Gurganus

Notary Public

Printed Name:

Sarah Marie Gurganus

My Commission Expires:

10/31/2030