

9/2/2026 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540523

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$485,000.00

Doc Stamps: \$3,395.00

Recording Fee: \$18.50

Parcel Identification Number(s): 0102080027

Doc Stamp-Deed: \$3,395.00

WARRANTY DEED

This Warranty Deed is made effective this 1st day of September, 2026, by Joseph Trupiano, III, whose post office address is 768 Kingston Court, Apollo Beach, FL 33572, hereinafter referred to as "Grantor", to Julie P. Baumberger, whose post office address is 6735 Keystone Drive Sarasota, FL 34231, hereinafter referred to as "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:

LOT 6, BLOCK 67, UNIT NO. 15, GULF GATE SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 18, PAGES 46 AND 46A, OF
THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

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

Grantor does hereby certify that the above-described property does not constitute Grantor's homestead.

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: Deborah Dellino
Witness#1 Print: Deborah Dellino
Witness #1 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

Joseph Trupiano, III
Joseph Trupiano, III

Witness#2 Sign: Stephanie A Klal
Witness#2 Print: Stephanie A Klal
Witness #2 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of August, 2026, by Joseph Trupiano, III, who ☐ is personally known to me, or ☒ has produced FL DL as identification.

(SEAL)



STEPHANIE A. KLAL
Commission # HH 655782
Expires April 7, 2029

Stephanie A Klal
Notary Public
Print Name: _____
My Commission Expires: _____