

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120199 2 PG(S)**

Prepared by and return to:
David Russell
Title & Key
205 North Orange Avenue
Suite 202
Sarasota, FL 34236

9/2/2026 3:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540601

File No 2026-91

Doc Stamp-Deed: \$3,080.00

Parcel Identification No 0777029880

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of September, 2026 between Vicente Forte and Corina Forte, husband and wife, whose post office address is 17071 Luminous Avenue, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to Scott Mark Smith and Tanya Soo Kyung Praught-Smith, husband and wife, whose post office address is 12390 Cinqueterre Drive, Venice, FL 34293, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 988, GRAN PARADISO, PHASE 6, according to the map or plat thereof, as recorded in Plat Book 50, Page 43, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Vicente Forte
Vicente Forte

Corina Forte
Corina Forte

David D. Russell
WITNESS David D. Russell
PRINT NAME:

Lisa Mucciarone
WITNESS
PRINT NAME: LISAMUCCIARONE

205 N. Orange Ave #202
Sarasota, FL 34236
WITNESS 1 ADDRESS

205 N. Orange Ave #202
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of September, 2026, by Vicente Forte and Corina Forte, ☐ who is/are personally known to me or ☒ who has/have produced Florida Drivers License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

