

Recording \$ 27.00
Doc. Stamps \$ 0.70
Consideration \$ 0.00

Prepared by and Return to:

E. Dusty Aker, Esq.
Aker Law Firm, P.A.
3400 S. Tamiami Trail, Suite 101
Sarasota, Florida 34239
941-462-2020

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124232 3 PG(S)
September 11, 2026 02:24:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



TRUSTEES' WARRANTY DEED

GRANTORS: Raffaele Dolgetta Gigi and Kristy Dolgetta Gigi, Trustees of The Raffaele and Kristy Dolgetta Revocable Trust, u/a dated May 17, 2023.

GRANTEE: RAFFAELE DOLGETTA GIGI, a single man.

Grantee's Address: 5138 Adina Circle
North Port, Florida 34291

Property Appraiser's Parcel ID No.: 0967059417

Documentary stamps in the amount of \$0.70 are being paid on this transaction.

Minimum documentary stamps tax is due on this transfer pursuant to F.A.C. 12B-4.014(2)(b).

RECITAL

This Trustees' Warranty Deed is executed to complete the conveyance intended by that certain Trustees' Warranty Deed recorded January 12, 2026, as Instrument No. 2026004016, Public Records of Sarasota County, Florida (the "Prior Deed"). Through inadvertent scrivener's error, Lot 17, Block 594, which together with Lot 18, Block 594 comprises the homestead property identified as Sarasota County Property Appraiser Parcel ID No. 0967059417 and which was intended to be conveyed to Grantee together with Lot 18, Block 594, was inadvertently omitted from the legal description contained in the Prior Deed. This Trustees' Warranty Deed conveys the previously omitted Lot 17 to Grantee. Nothing contained herein alters or affects the conveyance of Lot 18 accomplished by the Prior Deed.

Grantors, in accordance with the terms of The Raffaele and Kristy Dolgetta Revocable Trust, u/a dated May 17, 2023, hereby grant and convey to Grantee, and Grantee's heirs and assigns forever, the following described land situated in Sarasota County, Florida, to wit:

Lot 17, Block 594, of 18th ADDITION TO PORT CHARLOTTE, a Subdivision, according to the Plat thereof, as recorded in Plat Book 14, Page 6, 6A through 6V, of the Public Records of Sarasota County, Florida.

No review or examination of title to the above-described property or of any survey thereof has been made by the preparer of this instrument, nor has the preparer issued or rendered any opinion as to the status of title to, or the boundaries of, the property.

The Trustee Grantors covenant with Grantee that the Trustee Grantors have good right and lawful authority to sell and convey the property and the Trustee Grantors warrant the title to the property for any acts of the Trustee Grantors and will defend the title against the lawful claims of all persons claiming by, through, or under the Trustee Grantors, but against no others.

Nothing herein contained shall be construed as imposing any personal liability on the Trustee Grantors in their individual capacities. The Trustee Grantors will not be liable except to the extent of trust assets.

IN WITNESS WHEREOF, the Grantors have executed this Trustees' Warranty Deed on
September 11, 2026.

Witnesses:

E. Dusty Aker
Print Name: E. Dusty Aker, Esq.

Address: 3400 S. Tamiami Tr. Ste. 101
Sarasota FL 34239

Katherine L. Smith
Print Name: Katherine L. Smith

Address: 3400 S. Tamiami Tr. Ste. 101
Sarasota FL 34239

GRANTOR:

Raffaele Dolgetta Gigi
Raffaele Dolgetta Gigi, Trustee of The Raffaele
and Kristy Dolgetta Revocable Trust, u/a
dated May 17, 2023

Address of Grantor:
5138 Adina Circle
North Port, Florida 34291

Witnesses:

E. Dusty Aker
Print Name: E. Dusty Aker, Esq.

Address: 3400 S. Tamiami Tr. Ste. 101
Sarasota FL 34239

Katherine L. Smith
Print Name: Katherine L. Smith

Address: 3400 S. Tamiami Tr. Ste. 101
Sarasota FL 34239

GRANTOR:

Kristy Dolgetta Gigi
Kristy Dolgetta Gigi, Trustee of The Raffaele
and Kristy Dolgetta Revocable Trust, u/a
dated May 17, 2023

Address of Grantor:
5138 Adina Circle
North Port, Florida 34291

STATE OF FLORIDA
COUNTY OF SARASOTA

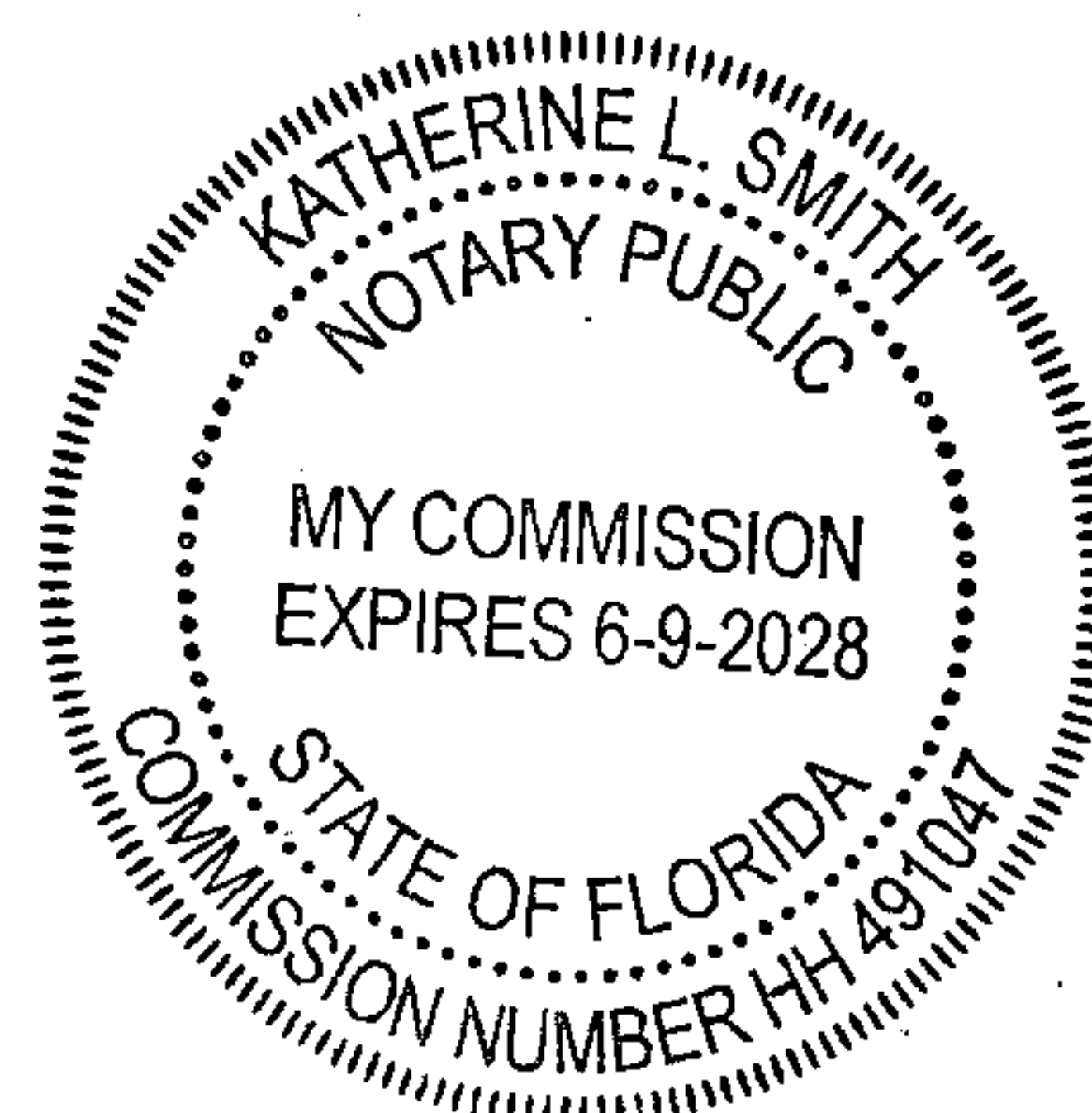
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 11th day of September, 2026, by Raffaele Dolgetta Gigi, as Trustee of The
Raffaele and Kristy Dolgetta Revocable Trust, u/a dated May 17, 2023, on behalf of the Trust.

Katherine L. Smith
Notary Public - State of Florida

Print, Type or Stamp Commissioned Name: _____

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: Florida D. License



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2026, by Kristy Dolgetta Gigi, as Trustee of The Raffaele and Kristy Dolgetta Revocable Trust, u/a dated May 17, 2023, on behalf of the Trust.

Katherine L. Smith

Notary Public - State of Florida

Print, Type or Stamp Commissioned Name: June 9, 2028

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: Florida Drivers License

