

9/11/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Valerie K. Henry

CSC

Receipt # 3544316

GOLD CREST TITLE SERVICES

19700 Cochran Blvd Unit B

Doc Stamp-Deed: \$2,327.50

Port Charlotte, Florida 33948

Our File No.: GC26-120

Property Appraisers Parcel Identification (Folio) Number: 0434010035

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$332,500.00. Florida Documentary Stamps in the amount of \$2,327.50 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of September, 2026, by **JUDITH A. HEMMES**, a single woman, and **GARY J. CARUSO**, a single man, whose post office address is 11315 3rd Street E, Unit C, Treasure Island, FL 33706, herein called the Grantors, to **RYAN BAKER**, a single man, whose post office address is 1768 Banyan Drive, Venice, FL 34293, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 544, VENICE GARDENS, Unit 9, a Subdivision according to the Plat thereof, as recorded in Plat Book 9, Page 83, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

✓ JS
Witness #1 Signature

✓ Halley E. Sparks
Witness #1 Print name

✓ 167 108th Ave

✓ Treasure Island, FL 33706
Witness #1 Print address

✓ Jennifer Maloy
Witness #2 Signature

✓ Jennifer Maloy
Witness #2 Print name

✓ 167 108th Avenue

✓ Treasure Island, FL 33706
Witness #2 Print address

✓ Judith A. Hemmes
JUDITH A. HEMMES

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2026, by JUDITH A. HEMMES, who is personally known to me or has produced FL Dr License as identification.

✓ SEAL



HALEY E. SPARKS
Notary Public
State of Florida
Comm# HH801695
Expires 5/11/2030

✓ My commission expires:

✓ JS
Notary Public

✓ Halley E. Sparks
Print name

Online Notary ☐ (Check box if acknowledgment done by Online Notarization)

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
James Murphy
Witness #1 Print name

151 Center Rd, Venice FL 34285

[Signature]
GARY J. CARUSO

Witness #1 Print address

[Signature]
Witness #2 Signature

Amy Worth
Witness #2 Print name

151 Center Rd, Venice FL 34285

Witness #2 Print address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2026, by GARY J. CARUSO, who is personally known to me or has produced Drivers License as identification.

SEAL

[Signature]
Notary Public
Amy Worth
Print name

My commission expires:

Online Notary ☐ (Check box if acknowledgment done by Online Notarization)



AMY WORTH
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2028