

9/16/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3545687

Prepared by and when recorded return to:

Federico Mojica, Esq.
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, Florida 34285

Property Appraiser's Parcel ID No.
0447031103

Stamp tax: \$0.70

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE made on September 15th, 2026, between MICHAEL J. PETRO, and KIMBERLY J. DEGUIO, husband and wife, whose post office address is 2054 Oakridge Circle, Venice, FL 34293, hereinafter called the Grantors, to MICHAEL J. PETRO and KIMBERLY J. DEGUIO, whose post office address is 2054 Oakridge Circle, Venice, FL 34293, for a life estate, without any liability for waste, with full power and authority in said life tenants to sell, convey, to change the remaindermen, mortgage, lease and otherwise manage and dispose of the property described below in fee simple, with or without consideration, without joinder of the remaindermen, and to retain absolutely any and all proceeds derived therefrom, and the remainder to the Trustee of THE MICHAEL J. PETRO AND KIMBERLY J. DEGUIO LIVING TRUST, DATED SEPTEMBER 15, 2026, and any amendments thereto, whose current post office address is 2054 Oakridge Circle, Venice, FL 34293, as Grantees.

(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, trusts, and trustees)

WITNESSETH, that said Grantors, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to said Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

Unit B-3, Building B, PHASE II, WOODLAKE CONDOMINIUM, a Condominium according to the Declaration of Condominium, as recorded in Official Records Book 1589, Pages 1060 through 1141, as amended, and as per plat thereof recorded in Condominium Book 21, Pages 14-A through 14-C, as amended, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for current and subsequent years.

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 fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

THIS IS THE HOMESTEAD OF THE GRANTORS

NOTE TO PROPERTY APPRAISER: The Grantors confirm that they have retained not less than a beneficial interest for life and are entitled to a homestead tax exemption.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTORS HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Executed on September 15th, 2026.

Property Address:
2054 Oakridge Circle
Venice, FL 34293

Michael J. Petro
MICHAEL J. PETRO, Grantor

Kimberly J. Deguio
KIMBERLY J. DEGUIO, Grantor

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature

Federico Mojica
Witness Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

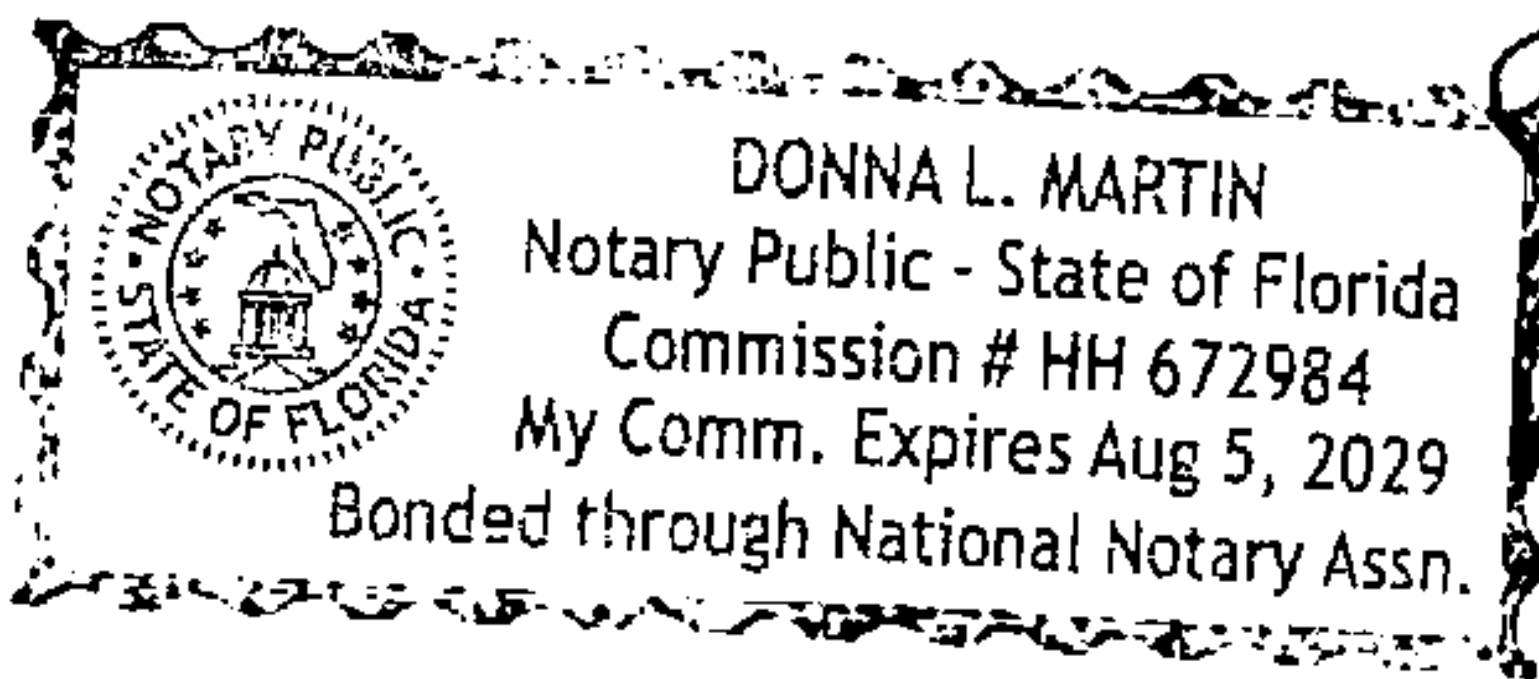
[Signature]
Witness Signature

Janet DuBois
Witness Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on September 15th, 2026, by MICHAEL J. PETRO, who ☐ is personally known to me or ☒ has produced FL Driver license as identification, and by means of ☒ physical presence or ☐ online notarization, by KIMBERLY J. DEGUIO, who ☐ is personally known to me or ☒ has produced FL Driver license as identification.



Donna L. Martin
Notary Public

(seal)