

9/16/2026 3:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545955

Doc Stamp-Deed: \$3,913.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 559,000.00

File Number: 2026-314
Parcel ID: 0115010021

Warranty Deed

Made this 16th day of September, 2026 by, **Henry E. Warren and Domenica T. Cipollone, husband and wife**, whose post office address is: **5153 Highbury Circle, Sarasota, FL 34238**, hereinafter called the grantor, to: **Randi Sue Strompf, an unmarried man, and Jodi Michelle Gurowitz, an unmarried woman**, whose post office address is: **1506 Piccard Drive, Rockville, MD 20850**, hereinafter called the grantee,

(Whenever used herein the term "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)

WITNESSETH: that the grantor, for and in consideration of the sum of FIVE HUNDRED FIFTY NINE THOUSAND AND 00/100 and 00/100 Dollars (\$559,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 55, BLOCK F, HAMPTONS, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0115010021

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: [Signature]

Print Name: Brianna Crews
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

[Signature]
Henry E. Warren

Witness: Alyssa Crews

Print Name: ALYSSA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: [Signature]

Print Name: Brianna Crews
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

[Signature]
Domenica T. Cipollone

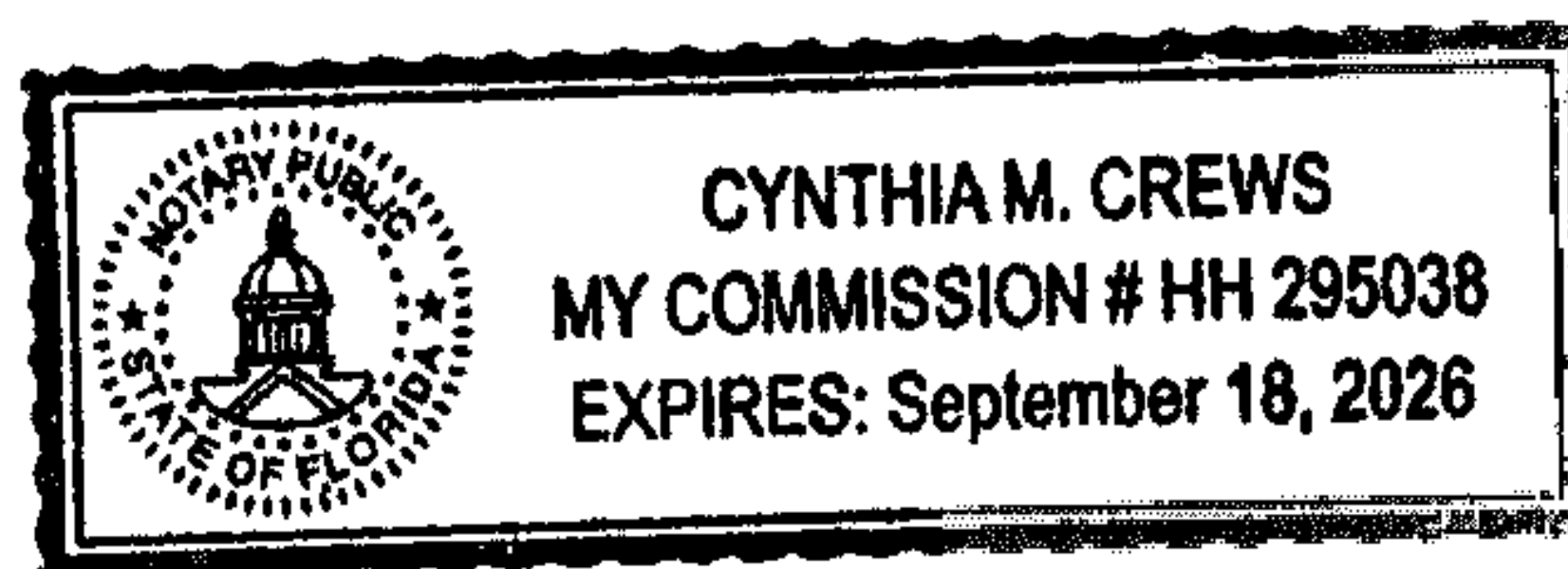
Witness: Alyssa Crews

Print Name: ALYSSA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2026, by Henry E Warren and Domenica T Cipollone, ☐ who is/are personally known to me or ☐ who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary