



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127207 2 PG(S)
September 18, 2026 10 49 55 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$2,772 00



Rec \$18 50 Doc St \$2,772.00

Prepared by and return to.
Harlan R. Domber, Esq.
Law Office of Harlan R. Domber, P.A.
3900 Clark Road, Suite L-1
Sarasota, FL 34233-2375
941-923-9930
File Number. Machado20

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of September, 2026 between **WILLIAM G. CIOTTI**, a single man whose post office address is **8056 Cristobal Avenue, North Port, FL 34287**, grantor, and **ALEXIS MACHADO and VINCENT CITRULLO**, wife and husband whose post office address is **1538 Keyhole Street, North Port, FL 34288**, grantee.

(Whenever 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)

Witnesseeth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit.

Lot 20, Block 1682, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 17 and 17A through 17N, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1118168220

Subject to easements, restrictions and reservations of record, zoning and other governmental regulations, and taxes for 2026 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 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**.

Grantor hereby covenants and warrants to and with Grantee that Grantor is authorized and empowered to sell and convey the subject property in accordance with the reservation of enhanced life estate powers in that certain Warranty Deed dated September 12, 2024, recorded as Official Records Instrument No 2024125353, of the Public Records of Sarasota County, Florida

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Harlan R. Domber

Address: 3900 Clark Rd. #L-1
Sarasota, FL 34233

[Signature]
Witness Name: ESTHER DOMBER

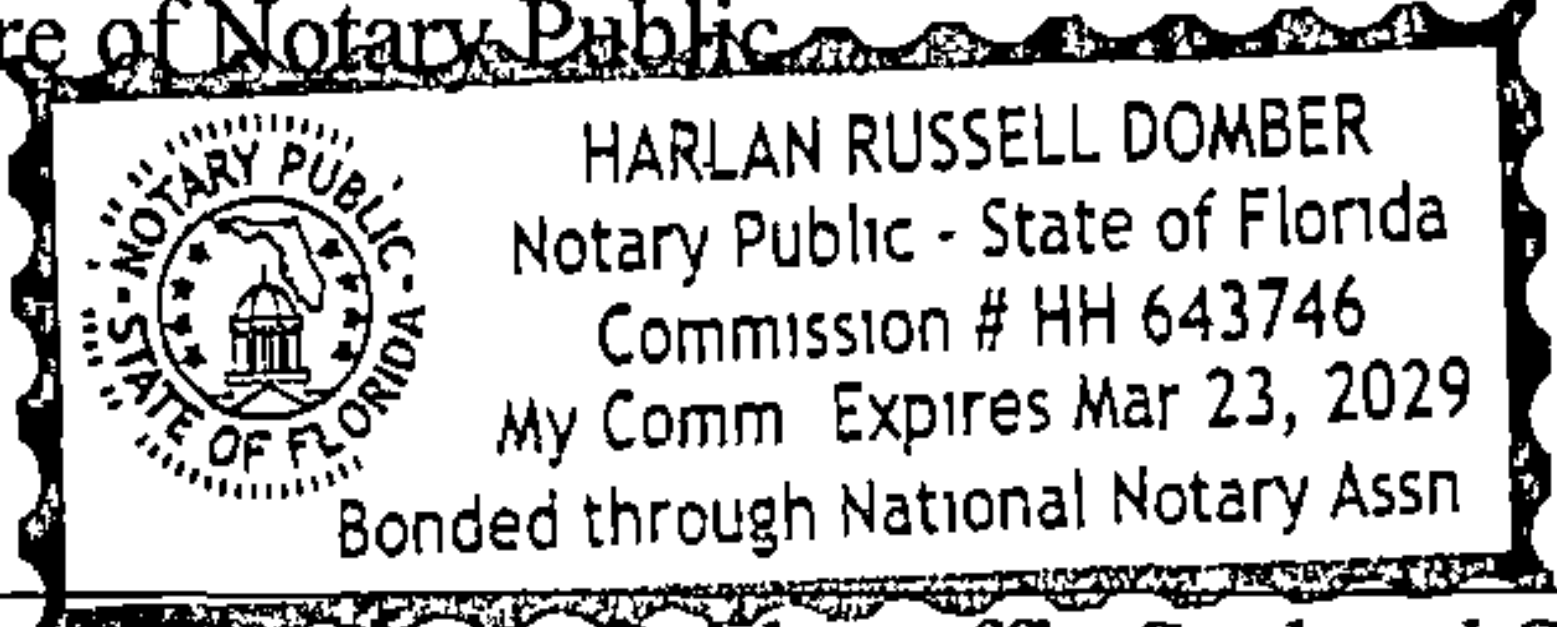
Address 3900 Clark Rd. #L-1
Sarasota, FL 34233

[Signature] (Seal)
WILLIAM G. CIOTTI

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of (Notary choose one) ☒ physical presence, or ☐ online notarization, this 15th day of September, 2026 by WILLIAM G CIOTTI, who ☐ is personally known or ☒ has produced his Florida Driver License as identification

[Notary Seal]

[Signature]
Signature of Notary Public


Print Name of Notary Public, affix Seal and State Notary's
Commission Number & Expiration Date