

Prepared by and Return to:
Cyndi Giorlando
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-732-CXG
Sales Price: Price: \$220,000.00

9/18/2026 10:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3546745

Doc Stamp-Deed: \$1,540.00

General Warranty Deed

Made this 18th day of September, 2026 By **Melissa Karp, Esq., as Special Magistrate**, whose address is: 871 Venetia Bay Boulevard, #202, Venice, FL 34285, hereinafter called the grantor, to **M Jerry Nunberg and Mindy Ann Nunberg, husband and wife**, whose post office address is: 260 Southampton Dr, Unit 312, Venice, FL 34293, 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 Ten Dollars, (\$10.00) 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, Florida, viz:

Unit 312, Myrtle Trace at the Plantation, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1651, Page 608 and amendment recorded in Official Records Book 1699, Page 1577, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0443-13-1128**

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
Sandra CIVZ

Witness Address:
1105 Main St. #101
Sarasota FL 34230

[Signature]
Witness Signature above:

Witness print name below:
Cyndi Giorlando

Witness Address:
1105 Main St. #101
Sarasota FL 34230

Special Magistrate

By: [Signature]

Melissa Karp, Esq.
871 Venetia Bay Boulevard, #202, Venice, FL
34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (xx) physical presence or () online notarization, this 15th day of September, 2026, by Melissa Karp, Esq., as Special Magistrate, () who is/are personally known to me or (x) who has/have produced FL drivers license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

