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9/24/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548998

Prepared by and Return to:

Jennifer L Blunk

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-689-KXP

Sales Price: Price: \$340,000.00

Doc Stamp-Deed: \$2,380.00

General Warranty Deed

Made this 24th day of September, 2026 By **Donald Rossa, a single man**, whose address is: 2605 Botany Avenue, Sarasota, FL 34239, hereinafter called the grantor, to **James M. Galante and Marissa Galante, husband and wife, as tenants by the entirety**, whose post office address is: 1339 Keyway Road, Englewood, FL 34223, 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:

Lot 51, OVERBROOK GARDENS SECTION NO. 1, according to the map or plat thereof as recorded in Plat Book 9, Page 1, Public Records of Sarasota County, Florida.

Parcel ID Number: **0485030042**

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)

Jennifer L. Blunk

Witness Signature above:

Witness print name below:

Jennifer L. Blunk

Witness Address:

684 S. Indiana Ave.
Englewood, FL 34223

Kathy Kripp

Witness Signature above:

Witness print name below:

Kathy Kripp

Witness Address:

684 S. Indiana Ave.
Englewood, FL 34223

Donald Rossa

Donald Rossa

2605 Botany Avenue, Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2026, by Donald Rossa, ☐ who is personally known to me or ☒ who has produced FL DL as identification.

Jennifer L. Blunk
Signature of Notary Public

Print, Type/Stamp Name of Notary



Jennifer L. Blunk
Comm.: HH 631237
Expires: Oct. 15, 2027
Notary Public - State of Florida