

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040327 2 PG(S)**

Consideration: \$1,062,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-428

3/27/2026 4:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472832

Doc Stamp-Deed: \$7,434.00

Property Appraiser's Parcel ID No.: Property 1:
0009-05-3019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **ANTHONY JAMES SAGGESE, JR., an unremarried widower**, whose address is **221 Park Street, New Canaan, CT 06840** (hereinafter "GRANTOR"), and **ROBERT FRANCIS BRACELAND AND JEANINE FIELDER, husband and wife, as tenants by the entirety**, whose address is **15 Waterford Drive, Westfield, MA 01085** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 404, THE PLAYERS CLUB III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1498, PAGE 173, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 18, PAGE 23, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Kathy Callahan*
Printed Name KATHY CALLAHAN
P.O. Address 440 GOLF OF MEXICO
Longboat Key, FL 34228

Anthony James Saggese, Jr.
Anthony James Saggese, Jr.

(2) *Lori J. Bo*
Printed Name LORI J. BO
P.O. Address 50 Central Ave #110
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2026, by Anthony James Saggese, Jr., who is personally known to me or who has produced CT DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

