

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040684 2 PG(S)

3/30/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473124

CONSIDERATION: \$1,675,000.00

DOC TAX: \$11,725.00

RECORD: \$18.500

PARCEL ID NO.: 0004-05-0032

Prepared by and return to:

Doc Stamp-Deed: \$11,725.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 27th day of March 2026, by and between **BRENDA STEINBERG, individually and as Trustee of the HARVEY I. STEINBERG TRUST dated October 7, 2015**, hereinafter referred to as Grantor, whose post office address is 13 Gannon Terrace, Framingham, MA 01702, and **VINCENT R. MOLINARI and LISA A. MOLINARI, husband and wife**, hereinafter referred to as Grantee, whose post office address is 3519 Fair Oaks Lane, Longboat Key, FL 34228.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 9, MANCHESTER BAY a/k/a QUEEN'S HARBOUR, according to the map or plat thereof as recorded in Plat Book 33, Page 47, 47A through 47D, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of her/his/their family reside on the above property or any property adjacent thereto; the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Michelle R. Kearns
Witness Name: Michelle R Kearns

Witness Address: 38 Chestnut Dr.
Nashua NH 03062

Tamblyn Chanem
Witness Name: Tamblyn Chanem

Witness Address: 30 Brookside
Rd, Brighton, MA 02135

HARVEY I. STEINBERG TRUST dated
October 7, 2015

By: *Brenda Steinberg*
BRENDA STEINBERG, individually as Trustee
Trustee

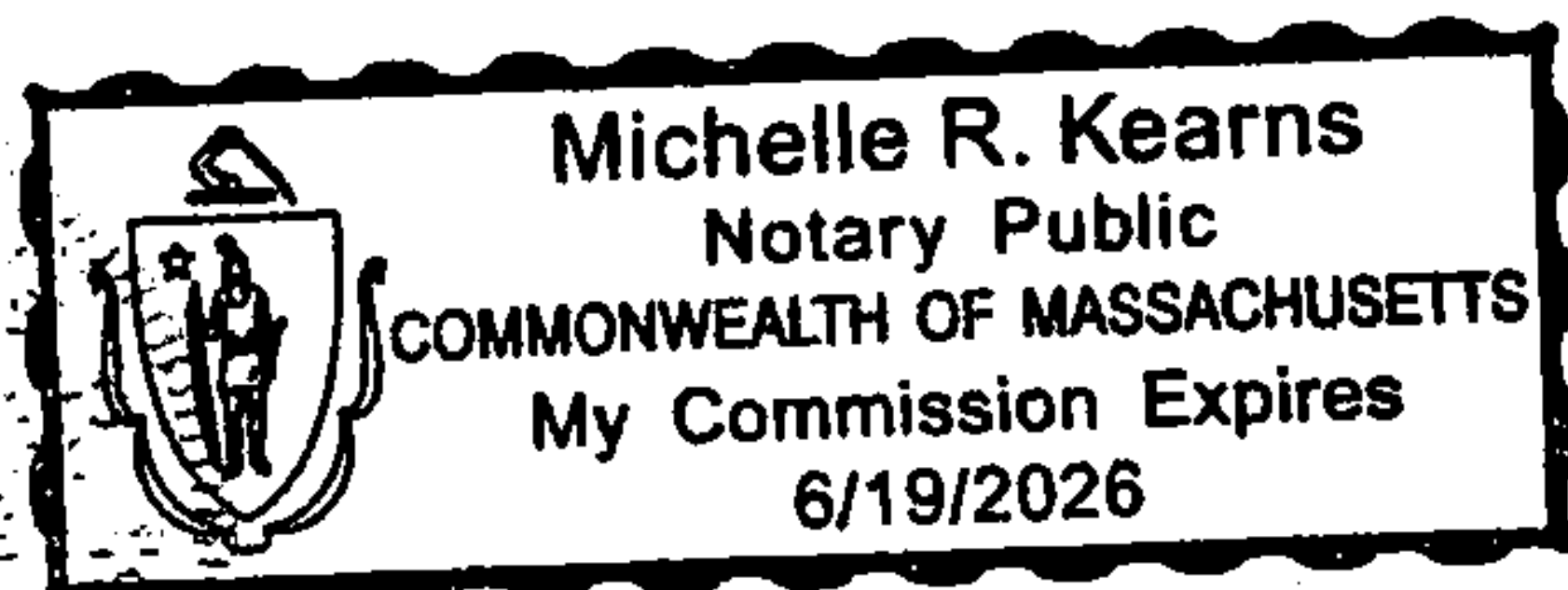
STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of March 2026 by BRENDA STEINBERG, individually and as Trustee of the HARVEY I. STEINBERG TRUST dated October 7, 2015, who is personally known to me or who have produced driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

Michelle R. Kearns
Signature of Notary Public

Michelle R Kearns
Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Massachusetts, and my commission expires on 6/19/2026