

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040927 2 PG(S)**

**3/30/2026 2:16 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3473311**

Consideration: \$489,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-457

**Doc Stamp-Deed: \$3,423.00**

Property Appraiser's Parcel ID No.: Property 1:

0173-12-2030

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 27th day of March, 2026, by and between **DAVID N. RICHARDSON, a married man joined by his spouse, SUZANNE K. RICHARDSON**, whose address is **4578 Winding Woods Lane, Hamburg, NY 14075** (hereinafter "GRANTOR"), and **FRANK J. ARCURI AND ALICIA M. ARCURI, husband and wife, as tenants by the entirety**, whose address is **306 Millingstone Way, Altamont, NY 12009** (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 214, PARCEL B, BAHIA VISTA GULF, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 826, PAGES 856-901 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGES 41 AND 41A-41L, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(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:

(1) *Laura Singer*  
Printed Name Laura Singer  
P.O. Address 400 Barcelona Ave  
Venice, FL 34285

(2) *Lori J. Bo*  
Printed Name LORI J. BO  
P.O. Address 400 Barcelona Ave.  
Venice, FL 34285

GRANTOR:

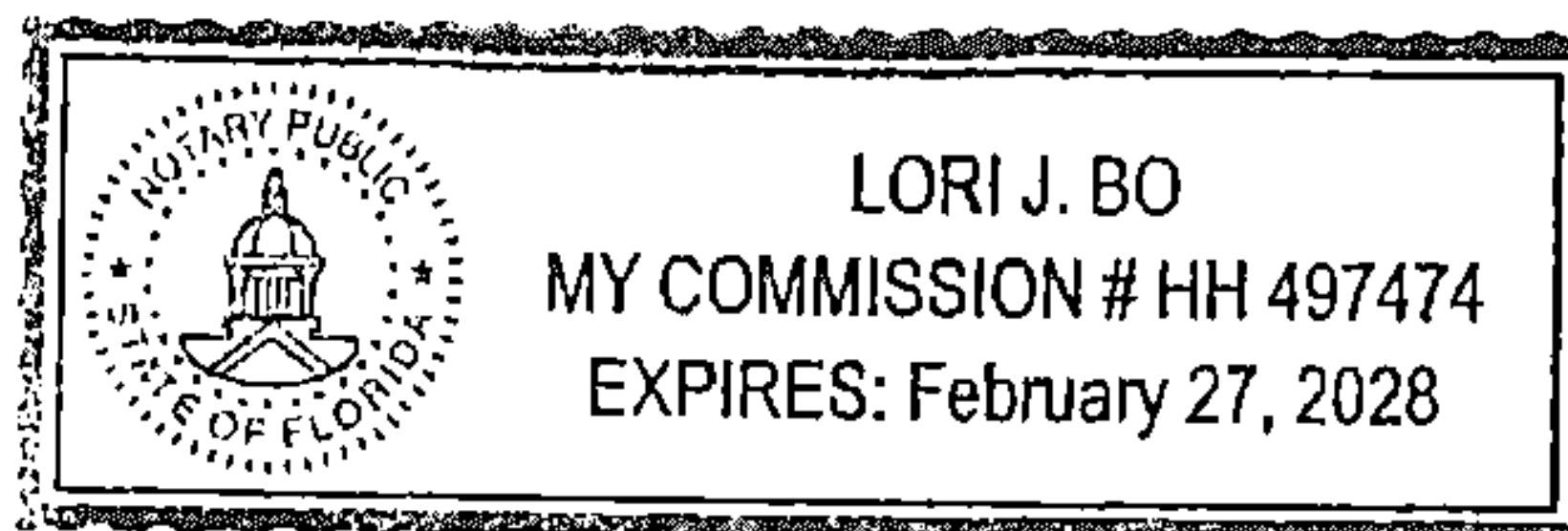
*David N. Richardson*  
David N. Richardson  
*Suzanne K. Richardson*  
Suzanne K. Richardson

*LB*  
STATE OF ~~NEW YORK~~ Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of March, 2026, by David N. Richardson and Suzanne K. Richardson,  who are personally known to me or  who have produced NY DL as identification.

*Lori J. Bo*  
Signature of Notary Public

Print, Type/Stamp Name of Notary



{AFFIX NOTARIAL STAMP/SEAL}