

Prepared by and return to:  
Brittany Pugh  
Rocket Close, LLC  
600 North Westshore Boulevard  
701  
Tampa, FL 33609  
(813) 279-6509  
File No FL-104682

3/31/2026 1:47 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3473870

Doc Stamp-Deed: \$1,785.00

Parcel Identification No 0039-07-2023

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of March, 2026 between **Brian C. Jaffarian, an un remarried widower**, whose post office address is **PO Box 64649, Burlington, VT 05406**, of the County of Chittenden, State of Vermont, Grantor, to **Todd Allen Scarpone, a married man, and Christopher Joseph Gaspari, a single man**, whose post office address is **6745 Carlyle Lane, Sarasota, FL 34243**, of the County of Manatee, State of Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 23, VIVIENDA AT THE MEADOWS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1199, Page 1109, as thereafter amended, and as per Plat thereof recorded in Condominium Book 10, Page 13, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brian C. Jaffarian  
Brian C. Jaffarian

Grant Crichtfield  
WITNESS

PRINT NAME: GRANT CRICHTFIELD

Kevin Macy  
WITNESS

PRINT NAME: Kevin Macy

69 Morse Place,  
Bennington, VT 05201  
WITNESS 1 ADDRESS

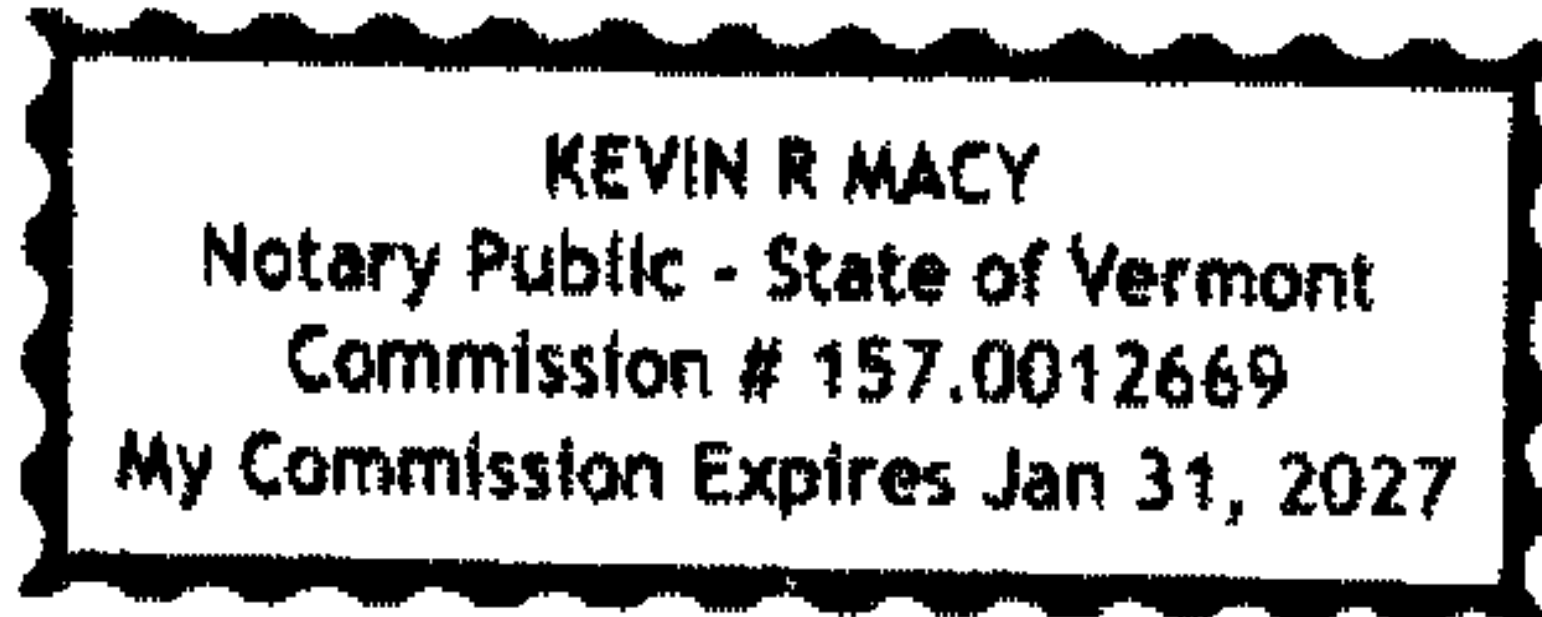
113 Conta Rd  
Essex VT 05452  
WITNESS 2 ADDRESS

STATE OF Vermont

COUNTY OF Chittenden

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 24TH day of MARCH, 2026, by Brian C. Jaffarian.

(Seal)



Kevin Macy  
Signature of Notary Public

Kevin Macy  
Print, Type or Stamp Name of Notary

Personally Known: \_\_\_\_\_  
OR Produced Identification: Y  
Type of Identification Produced: VT Drivers License