

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041678 2 PG(S)

Prepared by and Return to:  
Sheri L. Wills  
MTI Title Insurance Agency, Inc.  
3066 University Parkway  
Sarasota, FL 34243

3/31/2026 2:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3473954

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0035042062  
File- MFL-2274506  
Consideration Amount \$250,000.00

Doc Stamp-Deed: \$1,750.00

**WARRANTY DEED**

**This Indenture**, Made this **March 30, 2026**, between **Schressa Ward, a single person**, whose post office address is: 313 Lazy Shore Drive, Nokomis, FL 34275, hereinafter called the "Grantor", and, **Stephen Squatrito and Lynn Squatrito, husband and wife**, whose post office address is: 15 Justin Street, Bristol, RI 02809, hereinafter called the "Grantee".

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

**Unit 62, Weybridge, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1791, Page 2840, and any amendments thereto, together with its undivided share in the common elements, and as per plat thereof recorded in Condominium Book 24, Page 31, of the Public Records of Sarasota County, Florida.**

Property Address: 4482 Weybridge Street, Unit 62, Sarasota, FL 34235

**Property is the homestead of the Grantor(s).**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**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.

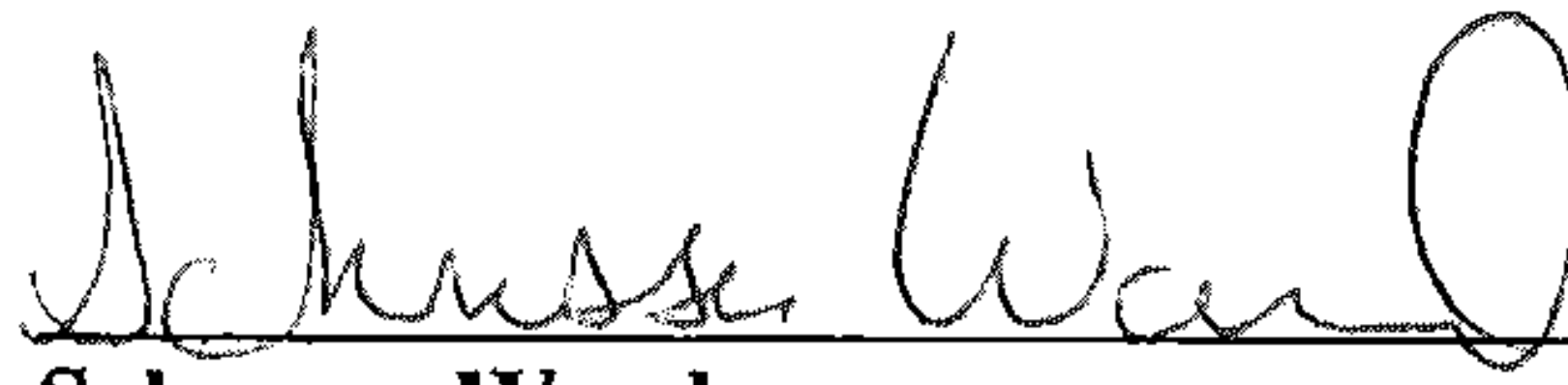
**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the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

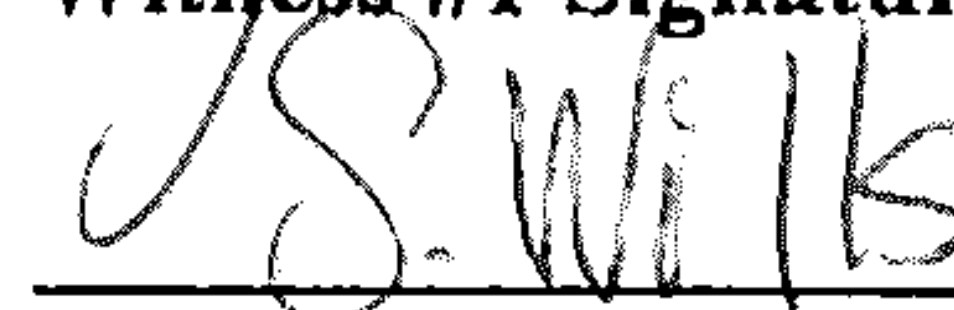
In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

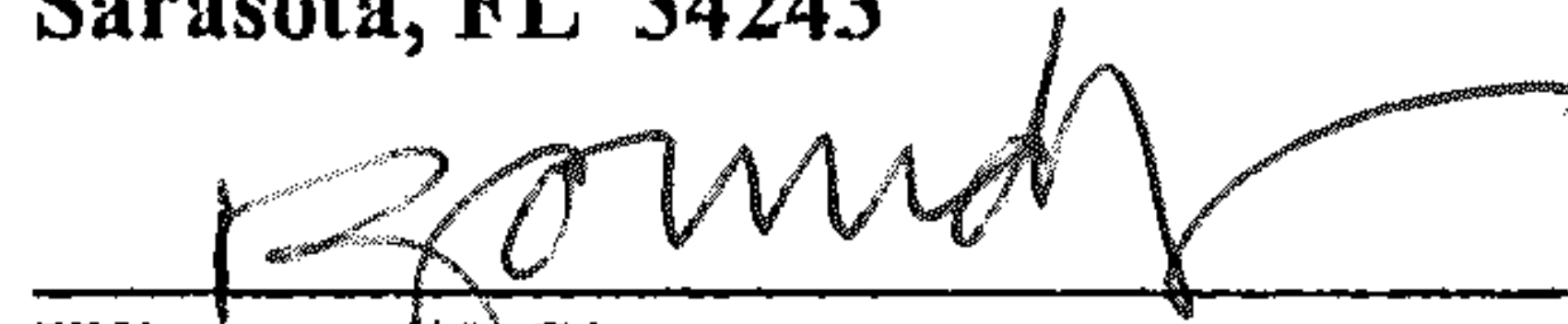
**WITNESSES:**


**GRANTOR(S):**

  
\_\_\_\_\_  
Witness #1 Signature

  
\_\_\_\_\_  
Schressa Ward

  
\_\_\_\_\_  
Witness #1 Print Name  
3066 University Parkway  
Sarasota, FL 34243

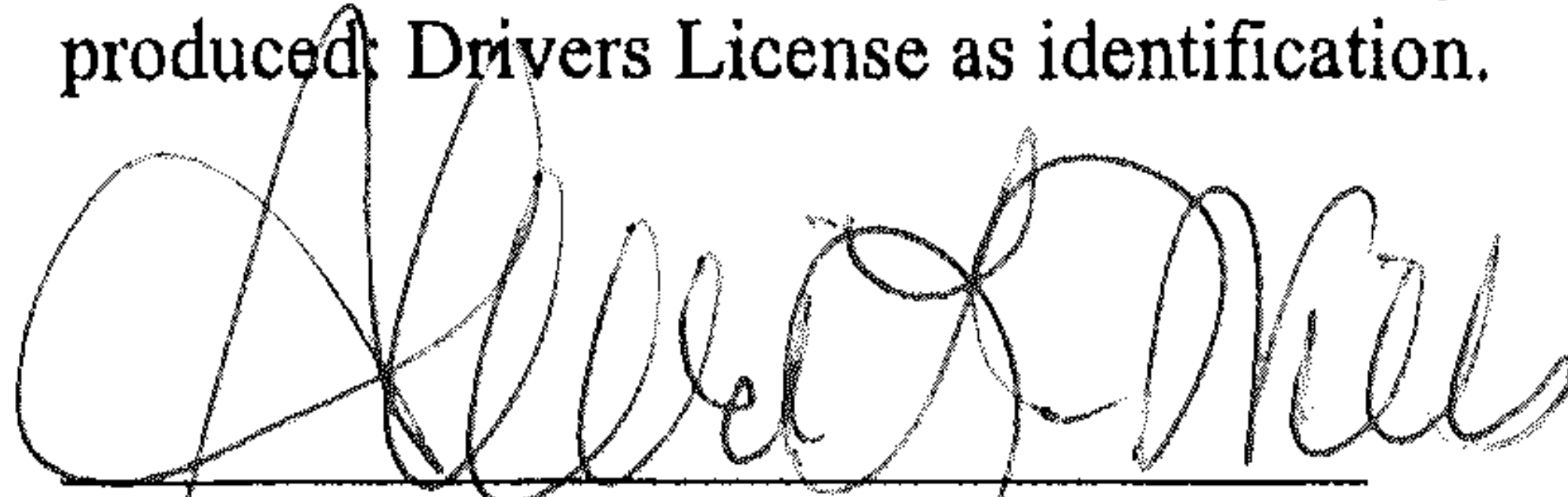
  
\_\_\_\_\_  
Witness #2 Signature


  
\_\_\_\_\_  
Witness #2 Print Name  
3066 University Parkway  
Sarasota, FL 34243

**THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this March 30, 2026 by: Schressa Ward who is/are personally known by me or who has/have produced Drivers License as identification.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  SHERIL L. WILLS  
Commission # HH 666336  
Expires June 8, 2029