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INSTRUMENT # 2026041729 2 PG(S)

3/31/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473993

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.

Doc Stamp-Deed: \$12,950.00

Consideration: \$1,850,000.00
Doc Stamps: \$12,950.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 31st day of March, 2026, by John C. Georgiopoulos, a married man, joined by his spouse, Toni Carlock ("Grantor") to Carolyn Mary Tricomi, as Trustee of the Carolyn Tricomi Trust dated April 6, 2018, as amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 1155 North Gulfstream Avenue, Unit 1006, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 1006, of VUE SARASOTA BAY, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2014064705, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described real property is 2010016072.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Jan W Pitchford
Witness#1 Print: Jan W. Pitchford
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

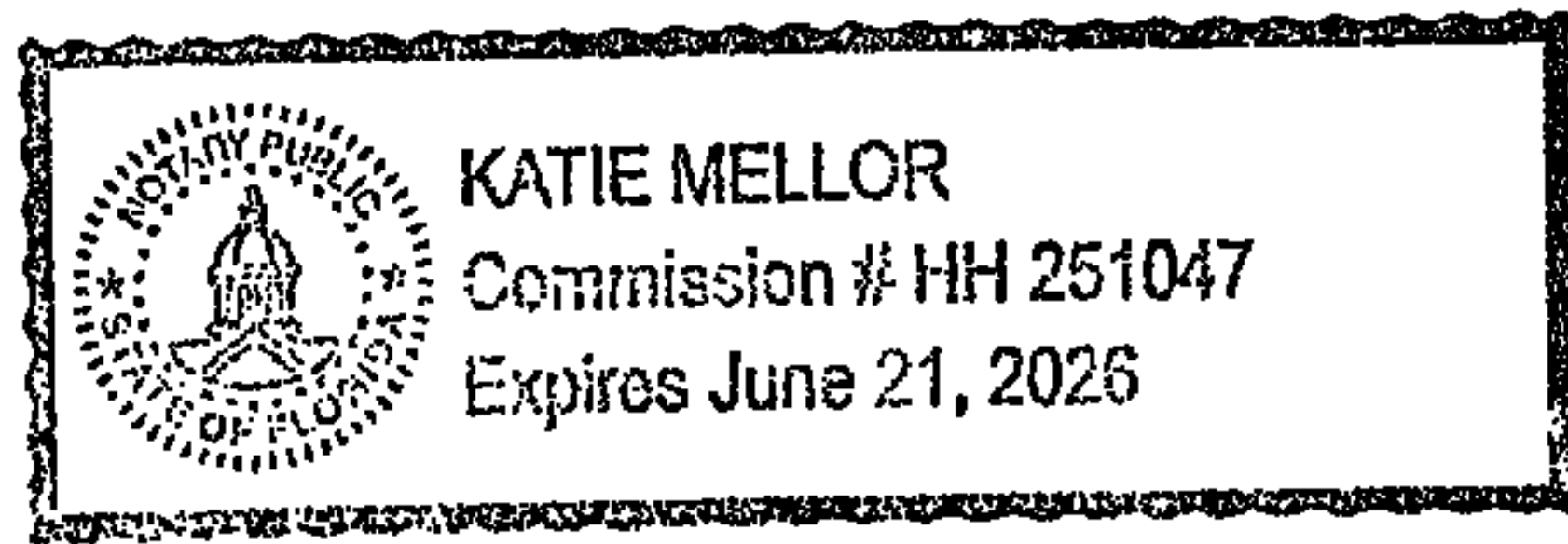
Witness#2 Sign: Katie Mellor
Witness#2 Print: Katie Mellor
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

John C. Georgiopoulos
John C. Georgiopoulos
Address: P.O. Box 5746
Sarasota, FL 34277

Toni Carlock
Toni Carlock
Address: P.O. Box 5746
Sarasota, FL 34277

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of MARCH, 2026, by John C. Georgiopoulos and Toni Carlock.



Katie Mellor
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification
Type of identification produced FL DL