

4/1/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474727

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$3,395.00

File No.: 2026-03-4362

Parcel ID Number: 0807111039

WARRANTY DEED

This WARRANTY DEED, made March 30, 2026, by **VINCENT J. MARINO, AN UNMARRIED MAN**, whose address is 18045 Polo Trail, Bradenton, FL 34211 (the "Grantor"), to **TODD A. BEGEROWSKI AND JILL K. BEGEROWSKI, HUSBAND AND WIFE**, whose address is 35525 Wilson Street, New Baltimore, MI 48047 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$485,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Unit No. 26-201, of Phase 10, of COACH HOMES II AT WELLEN PARK, A PHASE CONDOMINIUM, according to the Declaration of Condominium thereof as recorded in Official Records Instrument No. 2024167047, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

L Lucas
Signature
Witness Printed Name L. LUCAS
Witness #1 Address 18045 Polo Trl
LWR FL 34211

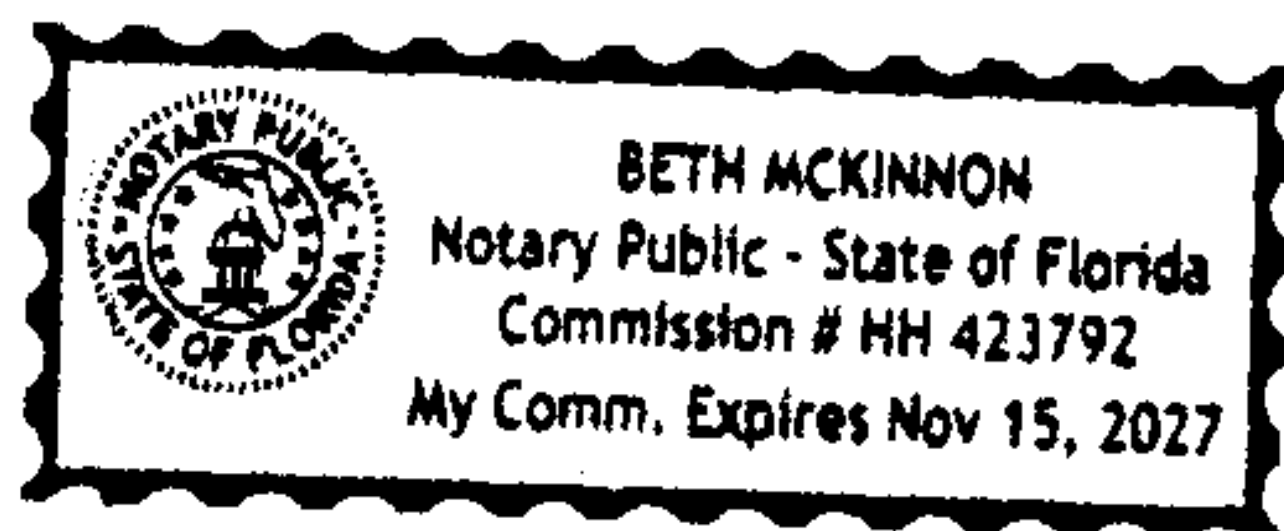
Vincent J. Marino
Signature
Vincent J. Marino

Beth McKinnon
Signature
Witness Printed Name Beth McKinnon
Witness #2 Address 409 Baycrest Dr
Venice FL 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 26th day of March, 2026, by Vincent J. Marino, who is/are personally known to me or who has/have produced FL Drivers License as identification.

Attached to Document: Warranty Deed pg 2 of 2 Parcel ID Number: 0807111039



Beth McKinnon
Signature
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027