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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474924

Doc Stamp-Deed: \$4,025.00



Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 264238-91

WARRANTY DEED

This indenture made on **April 01, 2026** by **Patrick J. Bartel and Jill E. Bartel, husband and wife**, whose address is: 931 Bayshore Road, Nokomis, FL 34275 hereinafter called the "grantor", to **Aaron W. Melucci and Kaili M. Melucci, husband and wife**, whose address is: 1944 Hillsboro Ave SE, Grand Rapids, MI 49546, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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:

Lot 81, CALUSA PARK, according to the Plat thereof, recorded in Plat Book 48, Page 34, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0383050037**

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Patrick J. Bartel
Patrick J. Bartel

Jill E. Bartel
Jill E. Bartel

Signed, sealed and delivered in our presence:

Jennifer Moore
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave
Venice Fl 34285

Kristy Heitl
2nd Witness Signature

Print Name: Kristy Heitl

Address: 329 S. Nokomis Ave, Suite F
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 March 31, 2024, by **Patrick J. Bartel and Jill E. Bartel**, who () is/are personally known to me or who () produced a valid Photo ID as identification.

Jennifer Moore
Notary Public Signature
Printed Name: Jennifer Moore
My Commission Expires: 06/17/29

