

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043128 2 PG(S)

4/2/2026 12:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475106

CONSIDERATION: \$1,150,000.00

DOC TAX: \$8,050.00

RECORD: \$18.50

PARCEL ID NO.: 2017031074

Prepared by and return to:

Doc Stamp-Deed: \$8,050.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 30th day of March 2026, by and between **CARSTOL, LLC**, a New Jersey limited liability company, hereinafter referred to as Grantor, whose post office address is 51 Highview Terrace, Hawthorne, NJ 07506, and **MICHELLE LYNN MENNELLA and VINCENT SCOTT MENNELLA, wife and husband**, hereinafter referred to as Grantee, whose post office address is 31 Canterbury Road, Denville, NJ 07834.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

UNIT 1001, LIDO BEACH CLUB, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1044, PAGE 1177, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Donna Maddaloni
Witness Name: Donna Maddaloni

Witness Address: 8 Wyckoff Ave
Wyckoff, NJ 07481

Emily J. Brady
Witness Name: Emily Brady

Witness Address: 8 Wyckoff Ave
Wyckoff, NJ 07481

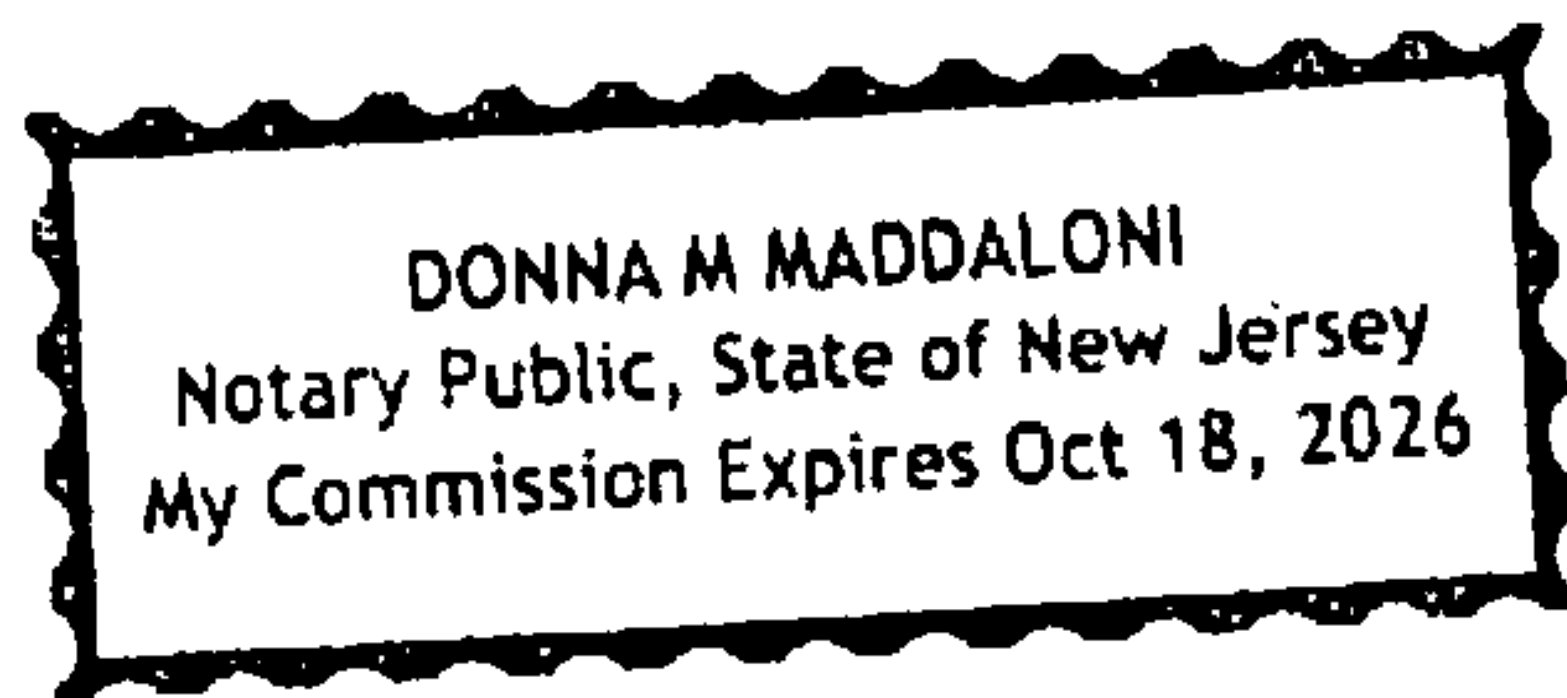
CARSTOL, LLC, a New Jersey limited liability company

By: Caryn Stolarik
Caryn Stolarik, Manager

STATE OF New Jersey
COUNTY OF Bergen

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of March 2026 by Caryn Stolarik, in her capacity as Manager and on behalf of CARSTOL, LLC, a New Jersey limited liability company, who is personally known to me or who have produced Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Donna Maddaloni
Signature of Notary Public

Donna Maddaloni
Print Name of Notary Public

I am a Notary Public of the State of NJ and my commission expires on 10/18/26.