

4/2/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475229



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$3,500.00

File No 2026-140

Consideration 500,000.00

Parcel Identification No 2027-05-5115

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of April, 2026 between Ronald Raymond Connors and Joyce DeGrazia Waterbury, husband and wife, whose post office address is 730 South Osprey Avenue, #106, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantor, to **Raymond Galeotti and Joan Galeotti, husband and wife**, whose post office address is 1350 Main Street, 1406, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00) and other good and valuable considerations 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, Florida, to-wit:

UNIT 1407, 1350 MAIN RESIDENTIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007034950, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ronald Raymond Connors
Ronald Raymond Connors

Joyce DeGrazia Waterbury
Joyce DeGrazia Waterbury

Lenore Treman

WITNESS
PRINT NAME: Lenore Treman

1350 Main St 1606
Sarasota FL 34236

WITNESS 1 ADDRESS

Elizabeth A. Wexler

WITNESS
PRINT NAME: Elizabeth A. Wexler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April, 2026, by Ronald Raymond Connors and Joyce DeGrazia Waterbury, who is/are personally known to me or who has/have produced FL DL as identification.

Elizabeth A. Wexler
Signature of Notary Public



Elizabeth A. Wexler
Print, Type/Stamp Name of Notary