

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043493 2 PG(S)

4/2/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475403

Doc Stamp-Deed: \$1,661.80

Consideration: \$237,400.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-47845-001

Property Appraiser's Parcel ID No.: 0402032048

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of April, 2026, by and between **Richard Fatta and Polly Bellanca, husband and wife**, whose address is **4898 Tim Tam Trail, Buffalo, NY 14219** (hereinafter "GRANTOR"), and **Andrew Dall and Lois Dall, a married couple, as tenants by the entirety**, whose address is **1041 Capri Isles Boulevard,, #224, Venice, FL 34292** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

CONDOMINIUM UNIT 224, GOLF GREEN CONDOMINIUMS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2273, PAGE 2898, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 29, PAGES 17, 17A, 17B AND 17C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Eloise Booker*
Printed Name Eloise Booker
P.O. Address 2119 Bedell Rd Apt 6
Grand Island NY 14072

(2) *Courtne A Burnham*
Printed Name Courtne A Burnham
P.O. Address 1913 Bruce Ln
Grand Island NY 14072

GRANTOR:

Richard Fatta
Richard Fatta
Polly Bellanca
Polly Bellanca

STATE OF New York
COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026, by Richard Fatta and Polly Bellanca, who is/are personally known to me or who has/have produced NY-Driver's License as identification.

Courtne A Booker
Signature of Notary Public

Courtne A. Booker
Print, Type/Stamp Name of Notary
Exp. 04-25-2027

COURTNNIE A BOOKER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01B00006088
Qualified in Erie County
My Commission Expires 04-25-2027