

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043906 2 PG(S)**

4/6/2026 10:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475740

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: \$3,153.50

File No.: 2026-02-4312

Parcel ID Number: 0402020007

WARRANTY DEED

This WARRANTY DEED, made April 3, 2026, by **MARTIN K. VALESTRAND, INDIVIDUALLY AND AS TRUSTEE OF MARTIN K. VALESTRAND LIVING TRUST AGREEMENT DATED JUNE 23, 2009, AND REIDUN VALESTRAND, INDIVIDUALLY AND AS TRUSTEE OF REIDUN VALESTRAND LIVING TRUST AGREEMENT DATED JUNE 23, 2009, AS HUSBAND AND WIFE**, whose address is 29 Concerto Court, Eastport, NY 11941 (the "Grantor"), to **MICHAEL ADDARIO AND DINA M. ADDARIO, HUSBAND AND WIFE**, whose address is 46 Harriman Road, Averill Park, NY 12018 (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 FIFTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$450,500.00) 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:

LOT 159, SAWGRASS, UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 32 AND 32-A THROUGH 32-F, INCLUSIVE, 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:

Lisa Marzian
Signature

Witness Printed Name Lisa Marzian

Witness #1 Address 55 Baylawn Avenue
Copiasue, NY 11726

[Signature]
Signature

Witness Printed Name Eric Nilson

Witness #2 Address 78 Pine St.
Port Jefferson Station, NY 11776

Martin K. Valestrand Living Trust Agreement dated June 23, 2009

By: [Signature]
Martin K. Valestrand, Individually and as Trustee

Reidun Valestrand Living Trust Agreement dated June 23, 2009

By: [Signature]
Reidun Valestrand, Individually and as Trustee

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 1st day of April, 2026, by Martin K. Valestrand, Individually and as Trustee of Martin K. Valestrand Living Trust Agreement dated June 23, 2009 and Reidun Valestrand, Individually and as Trustee of Reidun Valestrand Living Trust Agreement dated June 23, 2009, who is/are personally known to me or who has/have produced P&TM as identification.

Lisa Marzian
Notary Public
Print Name: Lisa Marzian
My Commission Expires: 06/25/2026

Lisa Marzian
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6377037
Qualified in Suffolk County
Commission Expires 06/25/2026