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INSTRUMENT # 2026044015 2 PG(S)

4/6/2026 10:34 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475825



Doc Stamp-Deed: \$2,205.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 263157-90

WARRANTY DEED

This indenture made on **April 01, 2026** by **Frank R. Vecchio and Bridgette M. Vecchio, husband and wife**, whose address is: 1121 Old Fritztown Rd., Sinking Spring, PA 19608 hereinafter called the "grantor", to **Michael Shenfield and Tali Shenfield, husband and wife**, whose address is: 38 Stockdale Crescent, Richmond Hill, ON, L4C 3S9, Canada, 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:

Condominium Unit 1821, PINESTONE AT PALMER RANCH NO. 18, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in 1999085973, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0124092808**

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.

✓ Frank R. Vecchio
Frank R. Vecchio

✓ Bridgette M. Vecchio
Bridgette M. Vecchio

Signed, sealed and delivered in our presence:

✓ Ana Reynoso Brito
1st Witness Signature

✓ Milves D. Teresa
2nd Witness Signature

✓ Print Name: Ana Reynoso Brito

Print Name: Milves D. Teresa

✓ Address: 911 SCOTT ST.
Reading, PA 19611

✓ Address: 235 Clymer ST.
Reading, PA 19602

✓ State of PA

✓ County of Berks

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on 03/30/2026, by **Frank R. Vecchio and Bridgette M. Vecchio**, who () is/are personally known to me or who produced a valid Driver's license as identification.

✓ Milves D. Teresa
Notary Public Signature

Printed Name: Milves D. Teresa
My Commission Expires: May 04 2027

(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Milves D. Teresa, Notary Public
Berks County
My commission expires May 4, 2027
Commission number 1434075
Member, Pennsylvania Association of Notaries