

4/6/2026 1:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476284

Consideration: \$442,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-42989-002

Doc Stamp-Deed: \$3,094.00

Property Appraiser's Parcel ID No.: 0257-15-0022

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 3rd day of April, 2026, by and between **DENNIS G. TONELLI, INDIVIDUALLY AND AS TRUSTEE OF DENNIS G. TONELLI TRUST DATED AUGUST 24, 1989**, whose address is **111 Villa Way, Bloomingdale, IL 60108** (hereinafter "GRANTOR"), and **KARRI L. NICOSIA AND RALPH A. NICOSIA, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **4536 Legacy Court, Sarasota, FL 34241** (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:

**LOT 314, HERITAGE OAKS GOLF AND COUNTRY CLUB, UNIT IX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 43, 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(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:

GRANTOR:

(1) Bhargav Y Shah  
Printed Name Bhargav Y Shah  
P.O. Address 1182 Regent Dr  
Schaumburg IL 60193

**Dennis G. Tonelli, individually and as Trustee of The Dennis G. Tonelli Trust dated August 24, 1989**

By: Dennis G. Tonelli  
**Dennis G. Tonelli, individually and as Trustee aforesaid**

(2) Anne M Baumann  
Printed Name Anne M Baumann  
P.O. Address 110 Villa Way Bloomingdale, IL 60108

STATE OF ILLINOIS  
COUNTY OF DUPAGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of March, 2026, by Dennis G. Tonelli, individually and as Trustee of Dennis G. Tonelli Trust dated August 24, 1989,  who is/are personally known to me or  who has/have produced Driving License as identification.

Bhargav Y Shah  
Signature of Notary Public

Notary public  
Print, Type/Stamp Name of Notary

