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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476435

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29112

Doc Stamp-Deed: \$1,995.00

Consideration: \$285,000.00

General Warranty Deed

Made this April 6, 2026 By **Vincenzo Di Iorio and Giuseppina Di Iorio, husband and wife and Antonio Di Iorio, a married man and Gianni Di Iorio, a married man**, whose address is: 7794 Bernard Street, LaSalle, QC HN8 1V9 Canada, hereinafter called the Grantor, to **Patrick J. ODonnell and Janice E. ODonnell, husband and wife**, whose post office address is: 24 Farrington Avenue, Wrentham, Massachusetts 02093, hereinafter called 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 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, viz:

Unit 1406, Building D, The Courtyards at Gondola Park, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2003096172, and as per plat thereof recorded in Condominium Book 36, Page(s) 10, 10A through 10H, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: 0411114306

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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 taxes accruing subsequent to December 31, 2025.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29112

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: *[Signature]* (Seal)
Witness # 1 Printed Name: Concetta Paoliello Perrella Vincenzo Di Iorio

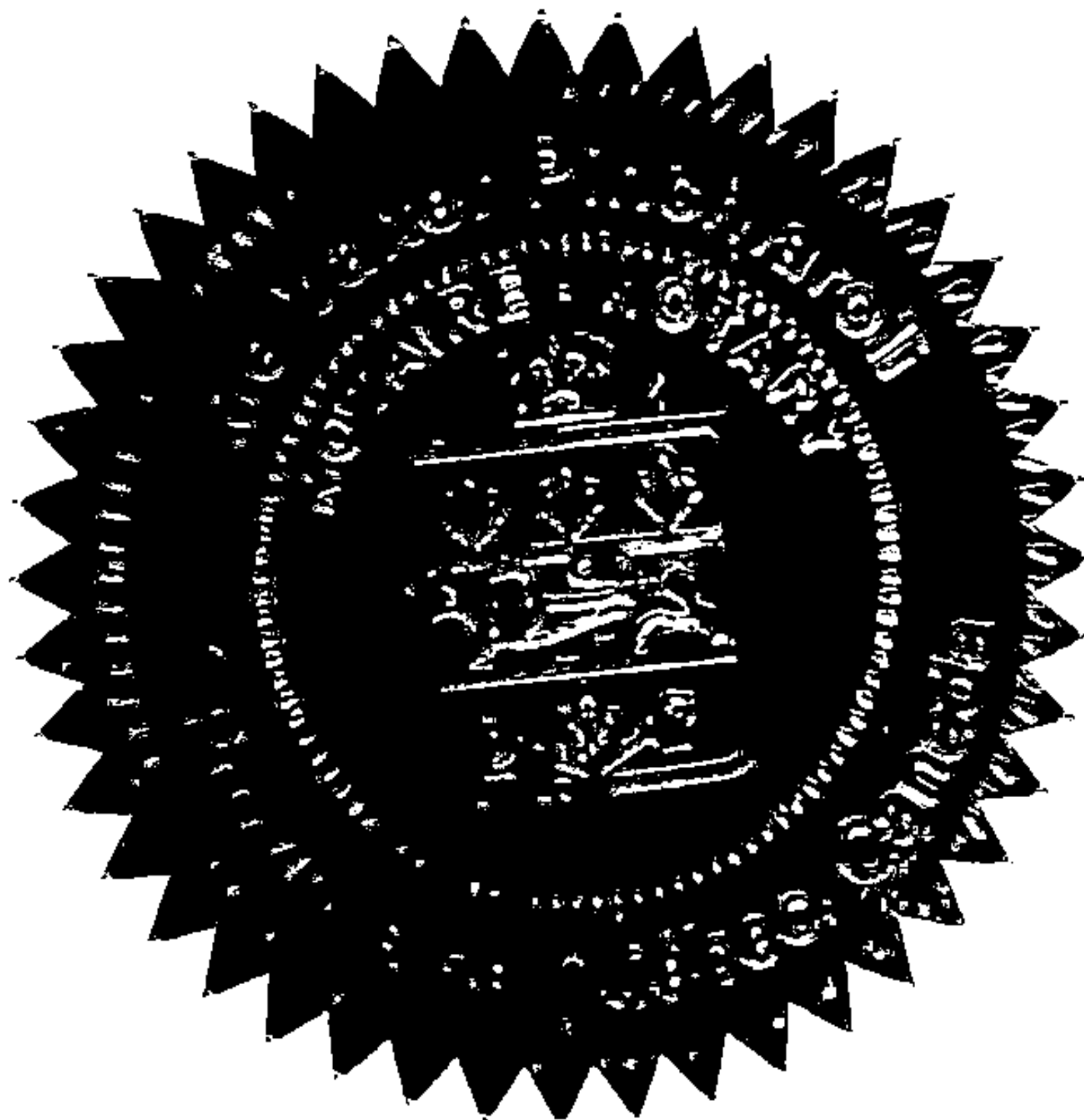
Post Office Address: 2303 John-Campbell, Montréal
Québec Canada, H3N 1C2 Giuseppina Di Iorio (Seal)

Witness Signature: *[Signature]* (Seal)
Witness # 2 Printed Name: Valter Pinchiaroli Antonio Di Iorio

Post Office Address: 6670 Monk, Montréal, Québec
H1K 3J1 Gianni Di Iorio (Seal)

Country of: Canada
State/Province of: Québec

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of March, 2026 by Vincenzo Di Iorio and Giuseppina Di Iorio and Antonio Di Iorio and Gianni Di Iorio who are personally known to me or who produced their driver's licence as identification.



[Signature]
Notary Public Valter Pinchiaroli, Notary Public
My Commission Expires: lifetime appointment

Mtre Valter PINCHIAROLI, Notary Public
My commission is for life – P1063
7779 Newman boul., Montreal (Quebec) H8N 1X7
Telephone: 1.514.826.6561
Email: valter@reseanotaires.ca