

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044868 2 PG(S)**

4/6/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476534

Consideration: \$305,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Property Appraiser's Parcel ID No.: 0267-15-1031

Doc Stamp-Deed: \$2,135.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 3rd day of April, 2026, by and between **MICHAEL G. MADDALENA AND ALEXANDREA C. MADDALENA, HUSBAND AND WIFE**, whose address is **7613 Desert Inn Way, Lakewood Ranch, FL 34202** (hereinafter "GRANTOR"), and **PEGGY L. SHULTZ, AS TRUSTEE OF THE PEGGY L. SHULTZ TRUST**, whose address is **3465 S. Arlington Road, Suite E-179, Akron, OH 44312** (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:

UNIT 1325, BUILDING 1300, VERANDA IV AT HERITAGE OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2000015022, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGE 24, AND AMENDMENTS THERETO, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(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) [Signature]
Printed Name Jamie Ebling
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

GRANTOR:

[Signature]
Michael G. Maddalena
[Signature]
Alexandrea C. Maddalena

(2) [Signature]
Printed Name Jaqueline Ochoa
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of April 2026, by Michael G. Maddalena and Alexandrea C. Maddalena, who is/are personally known to me or who has/have produced FL. DR. Lic. as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

