

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026046566 2 PG(S)

4/9/2026 11:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477971

CONSIDERATION: \$155,000.00

DOC TAX: \$1,085.00

RECORD: \$19.50

PARCEL ID NO.: 0124021198

Prepared by and return to:

Doc Stamp-Deed: \$1,085.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 8th day of April 2026, by and between **TIFFANE B. FERRER and GERARD A. FERRER, husband and wife, Individually and as Trustees of the TIFFANE B. FERRER TRUST dated February 9, 2024**, hereinafter referred to as Grantor, whose post office address is 542 Dove Pointe, Osprey, FL 34229, and **ETHAN DYDYK, a single man**, hereinafter referred to as Grantee, whose post office address is 4013 Crockers Lake Boulevard, #16, Sarasota, FL 34238.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**UNIT 16, BUILDING 13, VINTAGE GRAND CONDOMINIUM, A CONDOMINIUM
ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2005281688, AND ANY
AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Brittney Santiago
Witness Name: Brittney Santiago

50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

[Signature]

Witness Name: Sarah E. Ferlazzo

50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

TIFFANE B. FERRER TRUST dated
February 9, 2024

By: [Signature]
TIFFANE B. FERRER, individually
and as Trustee

By: [Signature]
GERARD A. FERRER, individually
and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April 2026 by TIFFANE B. FERRER and GERARD A. FERRER, individually and as Trustees of the TIFFANE B. FERRER TRUST dated February 9, 2024, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Sarah Ferlazzo
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 11/13/29