

4/14/2026 4:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480342

Prepared by and Return To:

John Ferrari, Jr., Esq.

John Ferrari, PA

7100 S. Beneva Road

Sarasota, FL 34238

Parcel ID No:0012-05-1046

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED, made this 14th day of April, 2026, by and between **ANDREW V. DaPONTE and CATHERINE F. DaPONTE, husband and wife**, whose address is 360 Gulf of Mexico Drive, #311, Longboat Key, Florida 34228, hereinafter referred to as "Grantor", and **ANDREW V. DaPONTE and CATHERINE F. DaPONTE, CO-TRUSTEES, ANDREW V. DaPONTE and CATHERINE F. DaPONTE REVOCABLE TRUST** dated April 14, 2026, whose address is 360 Gulf of Mexico Drive, #311, Longboat Key, Florida 34228, hereinafter referred to as "Grantee".

WITNESSETH, that the said Grantor, for and in consideration of love and affection paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and convey unto the Grantee forever, all the right, title interest claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Unit 311, TANGERINE BAY CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2346, Pages 1313 thru 1395, as amended, and as per Plat thereof recorded in Condominium Book 29, Pages 31, 31A thru 31I, as amended, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

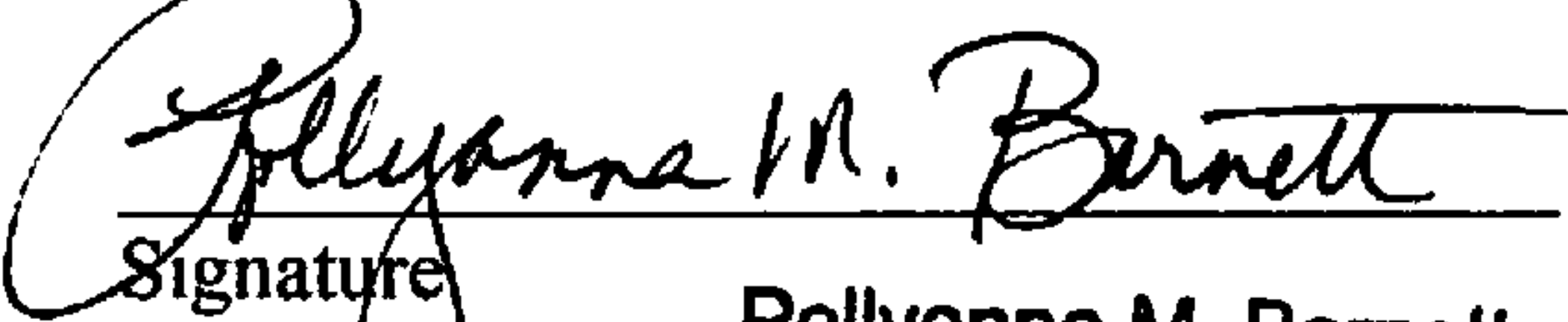
4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

AND GRANTOR HEREBY COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

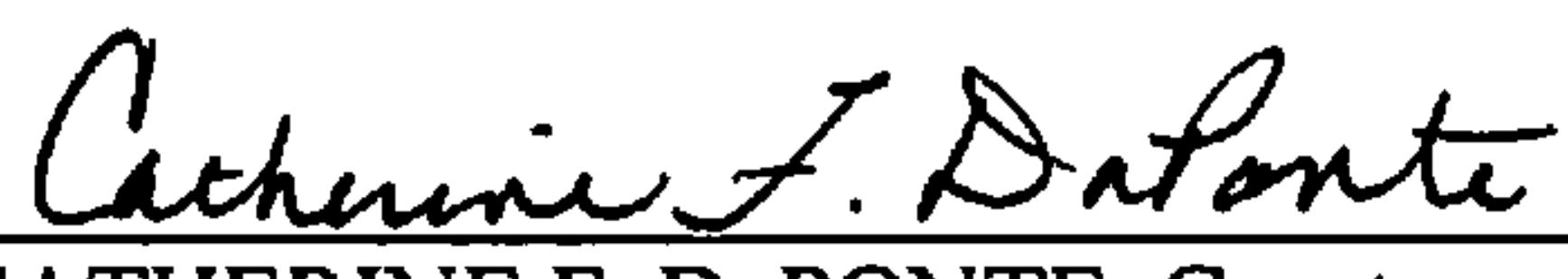
IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:


Signature _____
Print Name Pollyanna M. Barnett
Address 7100 S. Beneva Road
Sarasota, FL 34238

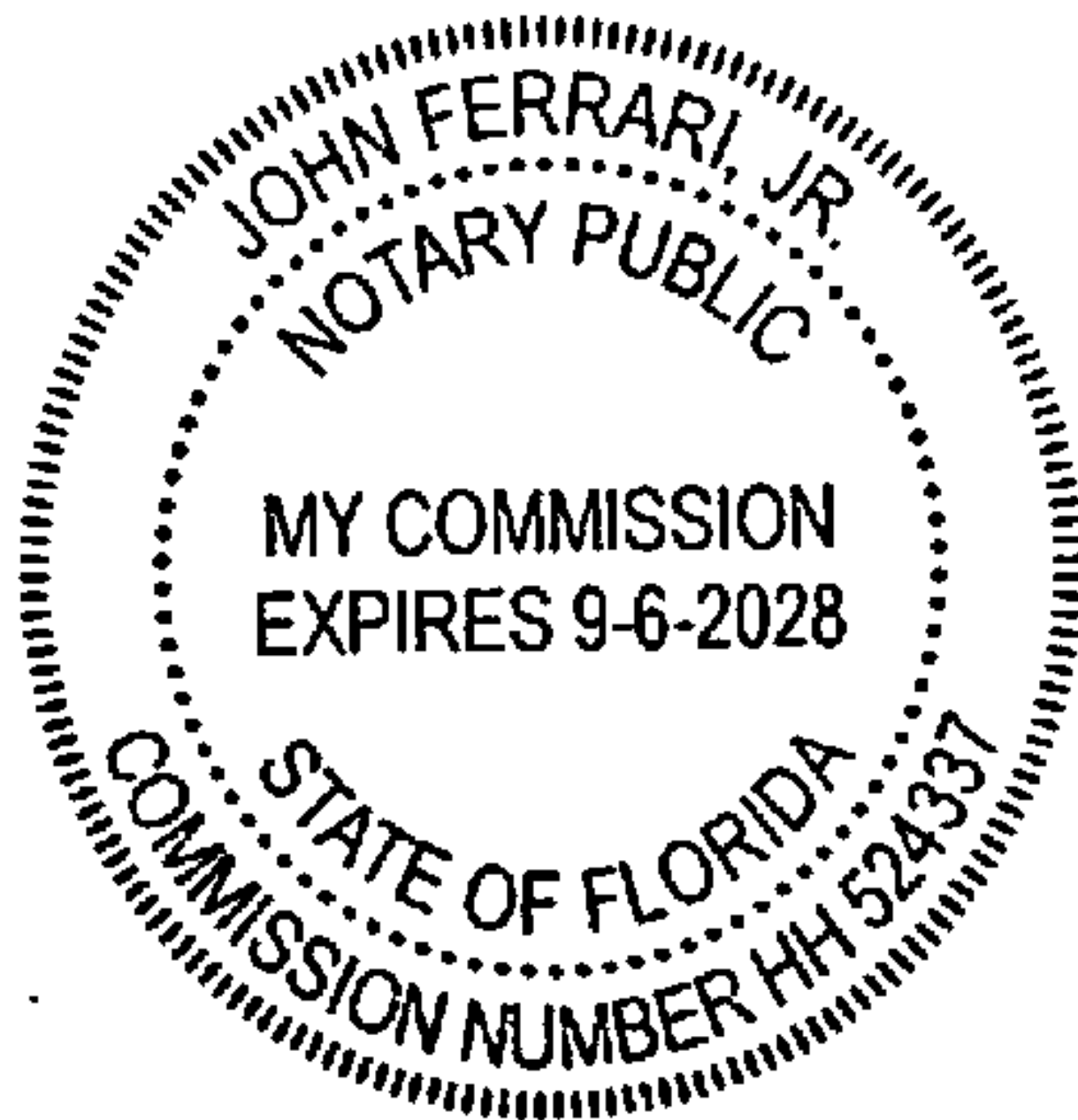
Signature _____
Print Name John Ferrari, Jr.
Address 7100 S. Beneva Road
Sarasota, FL 34238


_____(SEAL)
ANDREW V. DaPONTE, Grantor


_____(SEAL)
CATHERINE F. DaPONTE, Grantor

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of April, 2026 by ANDREW V. DaPONTE, who is personally known to me or produced _____ as identification and CATHERINE F. DaPONTE, who is personally known to me or produced _____ as identification.



John Ferrari Jr.
NOTARY PUBLIC
My Commission Expires: