

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049670 2 PG(S)**

**4/15/2026 1:47 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480755

Consideration: \$260,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-43609-002

**Doc Stamp-Deed: \$1,820.00**

Property Appraiser's Parcel ID No.: 0460-02-1224

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 14th day of April, 2026, by and between **NICHOLAS ANGELO, II AND JUDITH K. ANGELO, HUSBAND AND WIFE**, whose address is **53 Moose Mountain Rd, Brookfield, NH 03872** (hereinafter "GRANTOR"), and **VICTORIA PROTZE, A SINGLE WOMAN**, whose address is **4438 Corso Venetia Boulevard, D13, Venice, FL 34293** (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 M-13-D, PHASE III, CASA DI AMICI, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2003242857, RERECORDED IN INSTRUMENT NUMBER 2004067960, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGE 21, 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.

*(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) [Signature]  
Printed Name Andrew Conaboy  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

[Signature]  
Nicholas Angelo, II  
[Signature]  
Judith K. Angelo

(2) [Signature]  
Printed Name Karen Ponomarenko  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 14 day of April, 2026, by Nicholas Angelo, II and Judith K. Angelo, ( ) who is personally known to me or (x) who has produced Driver License as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

