

Consideration: \$859,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-47286-001

4/16/2026 12:53 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3481231

Doc Stamp-Deed: \$6,013.00

Property Appraiser's Parcel ID No.: 0080-01-1040

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 15th day of April, 2026, by and between **GEORGE M. BLATT, A MARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE GEORGE M. BLATT REVOCABLE TRUST U/A/D DECEMBER 10, 2009, JOINED BY HIS SPOUSE, HILLA BLATT**, whose address is **4822 Ocean Boulevard, 8D, Sarasota, FL 34242** (hereinafter "GRANTOR"), and **JEFFORY SCIOLI AND TAMARA SCIOLI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6901 Via Bella Luna Avenue, Las Vegas, NV 89131** (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 8-D, SIESTA TOWERS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 986, PAGES 1492 THROUGH 1521, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 27, 27A THROUGH 27C, 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(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 Mallory Bauer  
P.O. Address 3700 S Tamiami  
Sarasota FL 34239

(2) [Signature]  
Printed Name Darlene Gamble  
P.O. Address 3700 S Tamiami  
Sarasota, FL 34239

GRANTOR:

**GEORGE M. BLATT, INDIVIDUALLY AND AS TRUSTEE OF THE GEORGE M. BLATT REVOCABLE TRUST U/A/D DECEMBER 10, 2009**

By: [Signature]  
**George M. Blatt, Individually and as Trustee, aforesaid**

[Signature]  
**Hilla Blatt**

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2A day of March, 2026, by George M. Blatt, Individually and as Trustee of the George M. Blatt Revocable Trust U/A/D December 10, 2009 and Hilla Blatt,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

