


Consideration: \$465,000.00
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,255.00


Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25244-1

WARRANTY DEED

This Warranty Deed is made by **MARCUS J. BRAZ, AS TRUSTEE OF THE MARCUS J. BRAZ REVOCABLE LIVING TRUST DATED SEPTEMBER 30, 2020** and **BRUNA TATAROW (now known as BRUNA BRAZ) TRUSTEE OF THE BRUNA TATAROW REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 2021,** and **MARCUS J. BRAZ and BRUNA TATAROW (now known as BRUNA BRAZ) husband and wife,** hereinafter referred to as "Grantor," to **ALLISON BERKMAN and KEITH MICHAEL O'BRIEN, wife and husband,** whose address is: 85 Camp Ave 11L, Stamford CT 06907, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 307, Building 1, CASTEL DEL MARE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1088, Page 1305, as thereafter amended, and as per plat thereof, recorded in Condominium Book 8, Page 44, as thereafter amended, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 0104132025.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16 day of April, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

[Handwritten Signature]

Witness 1 Signature
Witness 1 Printed Name:

Scott Dunlap

Witness 1 Address:

22 S. Links Ave
Sarasota FL 34236

As to all Grantors

[Handwritten Signature]

Witness 2 Signature
Witness 2 Printed Name:

Keith Curcio

Witness 2 Address:

423 Saint Armands Circle
Sarasota FL 34236

As to all Grantors

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on 4/16/26, by MARCUS J. BRAZ, INDIVIDUALLY AND AS TRUSTEE OF THE MARCUS J. BRAZ REVOCABLE LIVING TRUST DATED SEPTEMBER 30, 2020 and BRUNA TATAROW now known as BRUNA BRAZ), INDIVIDUALLY AND AS TRUSTEE OF THE BRUNA TATAROW REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 2021.

Personally known
or Produced Identification
Type of Identification Produced

[Handwritten Signature]

Notary Public
Print Name:
My Commission Expires:

GRANTOR:

[Handwritten Signature]

MARCUS J. BRAZ, INDIVIDUALLY AND AS TRUSTEE OF THE MARCUS J. BRAZ REVOCABLE LIVING TRUST DATED SEPTEMBER 30, 2020
1624 Stickney Point Rd #407
Sarasota, FL 34231

[Handwritten Signature]

BRUNA TATAROW (now known as BRUNA BRAZ), INDIVIDUALLY AND AS TRUSTEE OF THE BRUNA TATAROW REVOCABLE LIVING TRUST DATED SEPTEMBER 1, 2021
1624 Stickney Point Rd #407
Sarasota, FL 34231

