

4/17/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482250

Prepared By and Return To:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, FL 34232

Doc Stamp-Deed: \$2,093.00

File Number: 26-1030
Parcel ID: 2039071015
Sale Price: \$299,000.00
Documentary Stamp Tax: \$2,093.00

WARRANTY DEED

This indenture made this 17th day of April, 2026 by **Mark Restifo and Tricia Restifo, husband and wife** whose post office address is **5304 Woodland Hills Circle, Erie, PA 16509**, Grantor, to **Paul S. Montagna and Kim A. Montagna, husband and wife**, whose post office address is **3515 Zimmerly Road, Erie, PA 16506**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit No. 204A of Oasis On Osprey f/k/a Bermuda on Osprey, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2006075194, and all exhibits and amendments thereof, and as per plat thereof recorded in Condominium Book 39, Page 19, as amended in Condominium Book 40, Page 1, Public Records of Sarasota County, Florida

A/K/A 3350 South Osprey Avenue, #204-A, Sarasota, FL 34239

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

Subject to taxes for 2026 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christopher Fanzini
WITNESS PRINT NAME: Christopher Fanzini
WITNESS ADDRESS: 3411 Peach St,
Erie, PA 16508

Mark Restifo
Mark Restifo
Tricia Restifo
Tricia Restifo

Gabriel Hollenbeck
WITNESS PRINT NAME: Gabriel Hollenbeck
WITNESS ADDRESS: 3411 Peach St
Erie, PA 16508

STATE OF Pennsylvania
COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization on this 17th day of April, 2026, by Mark Restifo and Tricia Restifo.

Christopher Fanzini
NOTARY PUBLIC
Christopher Fanzini
(Print or type name of Notary)

My Commission Expires: 10/5/27

Commonwealth of Pennsylvania - Notary Seal
Christopher Fanzini, Notary Public
Erie County
My commission expires October 5, 2027
Commission number 1264952
Member, Pennsylvania Association of Notaries

Personally Known: _____ or Type of Identification Produced: Pennsylvania Driver's Licenses