

4/17/2026 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482298

Doc Stamp-Deed: \$4,480.00

Consideration: 640,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-57

Parcel Identification No 0129072045

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WARRANTY DEED

This indenture made the 16th day of April, 2026 between **PETER T. MELLOW AND BRIDGET M. MELLOW, HUSBAND AND WIFE**, whose post office address is 76 West Cove Road, Brookfield, NH 03872, (hereinafter "Grantor"), to **DANIEL BARTLEY LEONARD, AS TRUSTEE OF THE DANIEL BARTLEY LEONARD TRUST DATED 6/17/2013**, whose post office address is 23219 Shingle Creek Road, Golden, CO 80401, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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. 501, BUILDING "B", TORTUGA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1043, PAGES 1849 THROUGH 1882, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGES 41 THROUGH 41YY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The Grantee is granted the authority to protect, preserve, sell, lease, encumber, transfer, manage, and otherwise dispose of the property described above, in accordance with the provisions of Section 689.073, Florida Statutes.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: Tiffany Perry
PRINT NAME: Tiffany Perry
WITNESS 1 ADDRESS: W. N. Main
St Wolfeboro NH 03894

Peter T Mellow
Peter T. Mellow

Bridget M. Mellow
Bridget M. Mellow

WITNESS 2:

SIGNATURE: Paul J. McCormick
PRINT NAME: PAUL J. MCCORMICK
WITNESS 2 ADDRESS: 66 N. MAIN ST.
WOLFEBORO, NH 03894

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 9 day of April, 2026, by Peter T Mellow and Bridget M Mellow, (✓) who is/are personally known to me or () who has/have produced United States Passports as identification.

Nancy Connors
Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary

Nancy Connors

