

Doc Stamp-Deed: \$1,330.00



Prepared by and return to:

Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: KA-26.6839
\$190,000.00

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Rec. 18.50

D/S 1330

Warranty Deed

Index
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This **Warranty Deed** made this 17th day of April, 2026 between Gary Ellsmere and Helen Ellsmere, husband and wife and Raniero Quattrociochi and Susan Marianne Quattrociochi, Husband and Wife whose post office address is 2504 Riverbluff Pkwy, Sarasota, FL 34231, grantor, and Samouel Kafkas and Kathryn Pettitt, husband and wife whose post office address is 505 Oakwood Drive, Pickering, ON L1W 2M8, Canada, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 11, Building 18, VINTAGE GRAND, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2005281688, as amended by Amendment to the Declaration of Condominium recorded in Official Records Instrument No. 2006022827, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0124021016
4029 Crockers Lake Blvd., #11, Bldg 18, Sarasota, FL 34238

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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:

1) [Signature]
Witness Name: ANTONIETTA ALGIERI
Witness Address: 1235 RIVER ROAD E
WASAGA BEACH ON L9Z 2R7

[Signature] (Seal)
Gary Ellsmere

2) [Signature]
Witness Name: JULIAN ALGIERI
Witness Address: 1235 RIVER ROAD E
WASAGA BEACH ON L9Z 2R7

[Signature] (Seal)
Helen Ellsmere

1) [Signature]
Witness Name: Jeanette Peterson
Witness Address: 735 E. VENICE AVE
VENICE FL 34285

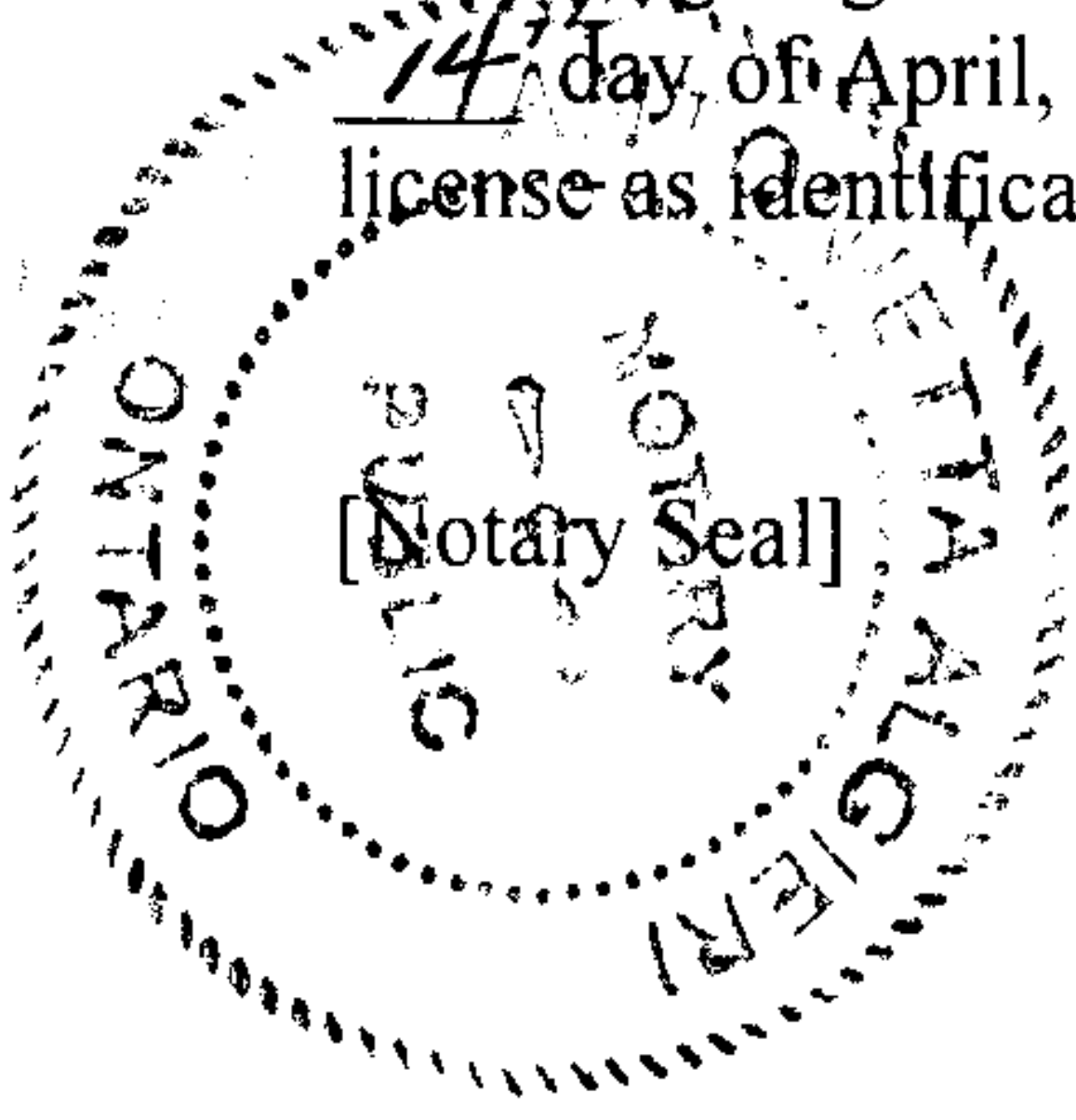
[Signature] (Seal)
Raniero Quattrociochi

2) [Signature]
Witness Name: SHARON HUNTER
Witness Address: 735 E. VENICE AVE
VENICE, FL 34285

[Signature] (Seal)
Susan Marianne Quattrociochi

Country of Canada
Province of ONTARIO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of April, 2026 by Gary Ellsmere and Helen Ellsmere, who is personally known or has produced a driver's license as identification. & PASSPORTS.



Antonietta Algieri
Notary Public
1235 River Road East
Wasaga Beach, ON L9Z 2R7
1-833-492-7242 no legal advice given
my commission **does not expire**



[Signature]
Notary Public
Printed Name: ANTONIETTA ALGIERI
My Commission Expires: DOES NOT EXPIRE

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of April, 2026 by Raniero Quattrociochi and Susan Marianne Quattrociochi, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Jeanette Peterson
My Commission Expires: August 21, 2029