

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051711 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482603

Doc Stamp-Deed: \$5,425.00

Consideration: \$775,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48297-001

Property Appraiser's Parcel ID No.: 0267120018

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of April, 2026, by and between **ANNAH G. MCCLUSKEY AND WILLIAM J. MCCLUSKEY, WIFE AND HUSBAND, INDIVIDUALLY AND AS TRUSTEES OF THE MCCLUSKEY FAMILY TRUST DATED JANUARY 26, 2007**, whose address is **52 Wrights Way, Staunton, VA 24401** (hereinafter "GRANTOR"), and **SILVIO TASSOTTI AND ASHLEY VICTORIA STEWART, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6007 43rd Court East, Bradenton, FL 34203** (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:

LOT 162, BENT TREE VILLAGE SUBDIVISION, UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 14, 14A THROUGH 14F, INCLUSIVE, 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) Mary Louise Rose
Printed Name Mary Louise Rose
P.O. Address 120 Gentry Rd
Weyers Cave VA 24486

(2) [Signature]
Printed Name Jonathan Rose
P.O. Address 120 Gentry Rd
Weyers Cave VA 24486

GRANTOR:

Annah G. McClusky and William J. McClusky, individually and as Trustees of The McClusky Family Trust dated January 26, 2007

[Signature]
By: individually and as Trustees of the mentioned
Annah G. McClusky, Individually and as Trustee aforesaid

[Signature]
By: individually and as Trustee of the mentioned
William J. McClusky, Individually and as Trustee aforesaid

VA
STATE OF FLORIDA
COUNTY OF MANATEE mjr
Augusta

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April, 2026, by Annah G. McClusky and William J. McClusky, Individually and as Trustees of the McClusky Family Trust dated January 26, 2007, who is/are personally known to me or who has/have produced Driver License as identification.

Mary Louise Rose
Signature of Notary Public
Mary Louise Rose
Print, Type/Stamp Name of Notary

