

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054049 3 PG(S)**

4/23/2026 12:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484634

Prepared by and Return to:

Alice S. Clark

MSC Title, Inc.

110 Nokomis Avenue North, Venice, FL 34285

File No. 2026-319-ASC

Sales Price: Price: \$375,000.00

Doc Stamp-Deed: \$2,625.00

General Warranty Deed

Made this 22nd day of April, 2026 By **Victor M. Peccarelli and Carol L. Peccarelli, individually as husband and wife and as Trustees of The Victor M. Peccarelli and Carol L. Peccarelli Revocable Living Trust u/a/d May 18, 2016 dated May 18, 2016**, whose address is: 3378 Holicong Road, Doylestown, PA 18902, hereinafter called the grantor, to **Walter Frank Bower and Patricia Jane Bower, Trustees of The Bower Oath Trust dated June 16, 2025**, whose post office address is: 76 Spoonville Road, East Granby, CT 06026, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 302, Building 4, Island Park, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2005126469 and amendment recorded in Official Records Instrument No. 2006006522, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0430071042**

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

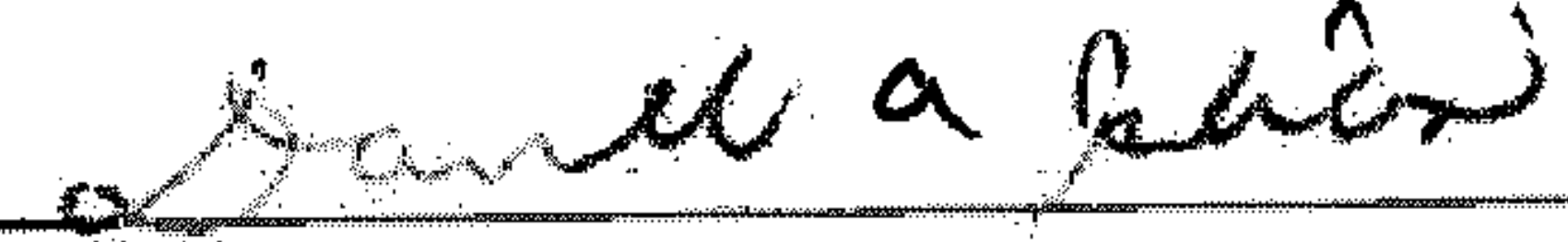
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)


Witness Signature above:

Witness print name below:
FRANK J. AMARI

Witness Address:
550 UNION SQ DR
NEW HOPE PA 18938


Witness Signature above:

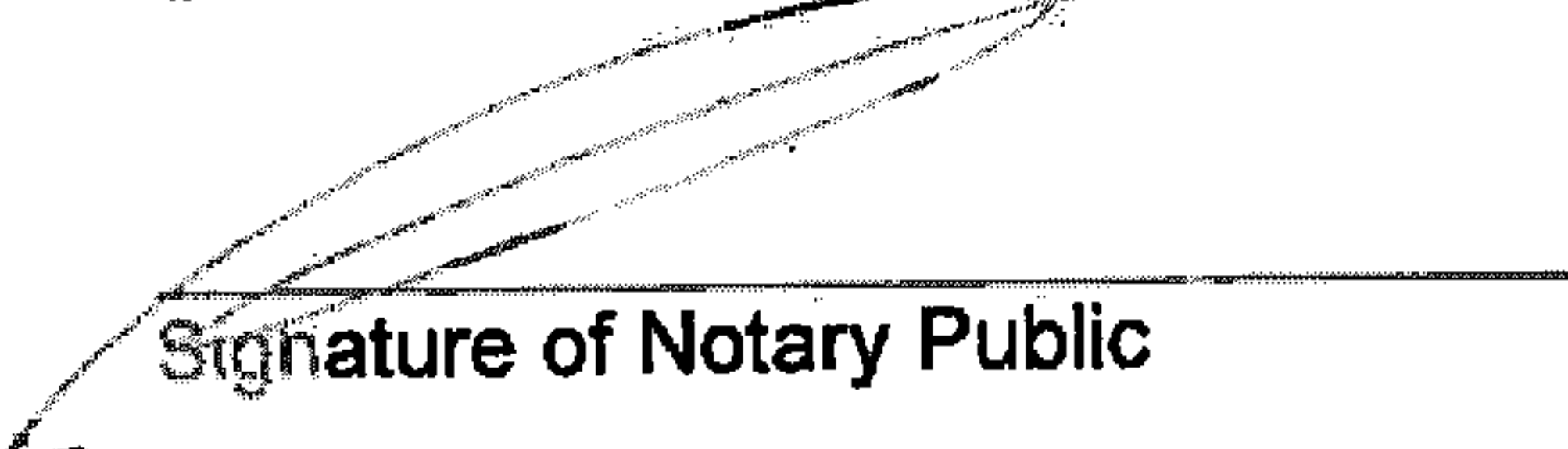
Witness print name below:
DARRELL A. JULIUS

Witness Address:
550 UNION SQUARE
NEW HOPE, PA 18938

STATE OF PA
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of April, 2026, by Victor M. Peccarelli, Trustee of The Victor M. Peccarelli and Carol L. Peccarelli Revocable Living Trust u/a/d May 18, 2016 dated May 18, 2016, who is personally known to me or who has produced NS DL as identification.

Individually and as


Signature of Notary Public

FRANK J. AMARI
Print, Type/Stamp Name of Notary

The Victor M. Peccarelli and Carol L. Peccarelli
Revocable Living Trust u/a/d May 18, 2016 dated
May 18, 2016

By: 
Victor M. Peccarelli, Trustee and Individually
3378 Holicong Road, Doylestown, PA 18902

Commonwealth of Pennsylvania - Notary Seal
Frank J. Amari, Notary Public
Bucks County
My Commission Expires October 11, 2028
Commission Number 1002193

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Jennifer Archambault
Witness Signature above:

Witness print name below:
Jennifer Archambault

Witness Address:
110 NOKOMIS AVE N.
VENICE, FL 34285

Andrea Ragbir
Witness Signature above:

Witness print name below:
ANDRA RAGBIR

Witness Address:
110 NOKOMIS AVE N
VENICE, FL 34285

The Victor M. Peccarelli and Carol L. Peccarelli
Revocable Living Trust u/a/d May 18, 2016 dated
May 18, 2016

By: Carol L. Peccarelli
Carol L. Peccarelli, Trustee and Individually
3378 Holicong Road, Doylestown, PA 18902

STATE OF FLORIDA
COUNTY OF SARASOTA

Individually
and AS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2026, by Carol L. Peccarelli, Trustee of The Victor M. Peccarelli and Carol L. Peccarelli Revocable Living Trust u/a/d May 18, 2016 dated May 18, 2016, who is personally known to me or who has produced FL DL as identification.

Jennifer Archambault
Signature of Notary Public

Print, Type/Stamp Name of Notary

