

4/27/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486041

This Instrument Prepared and Returned to:

Atty. Michael S. McGuire

DeWitt LLP

2391 Holmgren Way

Green Bay, WI 54304

Doc Stamp-Deed: \$0.70

Parcel I.D. Number: 0126061004

WARRANTY DEED

THIS INDENTURE, made and executed this 25th day of April, 2026, by **Stephen A. DiTullio and Cari L. DiTullio**, husband and wife, whose post office address is 1505 Camberwell Court, Middleton, Wisconsin 53562 (“Grantors”), and **Stephen A. DiTullio and Cari L. DiTullio and their successors, as Trustees of the DiTullio Revocable Trust Dated August 3, 2005**, as amended, whose mailing address is 1505 Camberwell Court, Middleton, Wisconsin 53562 (“Grantee”).

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantors 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 134, Building 17B, Pelican Cove Condominium XII, a condominium, according to the Declaration of Condominium recorded in O.R. Book 1255, Page 1553, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 11, Page 18, Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantors reside thereon, nor is it contiguous or adjacent thereto.

SUBJECT TO: Zoning restrictions imposed by governmental authority, covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

Grantors hereby covenants with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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.

This Deed was prepared without the benefit of a title search, the issuance of a new title insurance policy or a survey of the Property.

[signature page follows]

