

Prepared by and Return to:  
Kimberly A. Maiello  
MSC Title, Inc.  
8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202  
File No. 2026-378-KAM  
Sales Price: Price: \$237,500.00

4/28/2026 1:49 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3486584

Doc Stamp-Deed: \$1,662.50

## General Warranty Deed

Made this 27th day of April, 2026 By **Denise Powell Bizzaro**, a single woman, whose address is: 10141 Morning Mist Lane, Sarasota, FL 34241, hereinafter called the grantor, to **Mary Helen MacLean and Michael T. MacLean, wife and husband**, whose post office address is: 8972 Artisan Way, Sarasota, FL 34240, 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 28, Courtyard Villas at Center Gate, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2086, Page 1609, 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: **0066071028**

**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, 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)

Denise Powell Bizzaro  
10141 Morning Mist Lane, Sarasota, FL 34241

Witness Signature above:

Witness print name below:

Kate Baszto

Witness Address: 8325 Lakewood Ranch Blvd.,  
Lakewood Ranch, FL 34202

Witness Signature above:

Witness print name below:

Danielle Dietrich

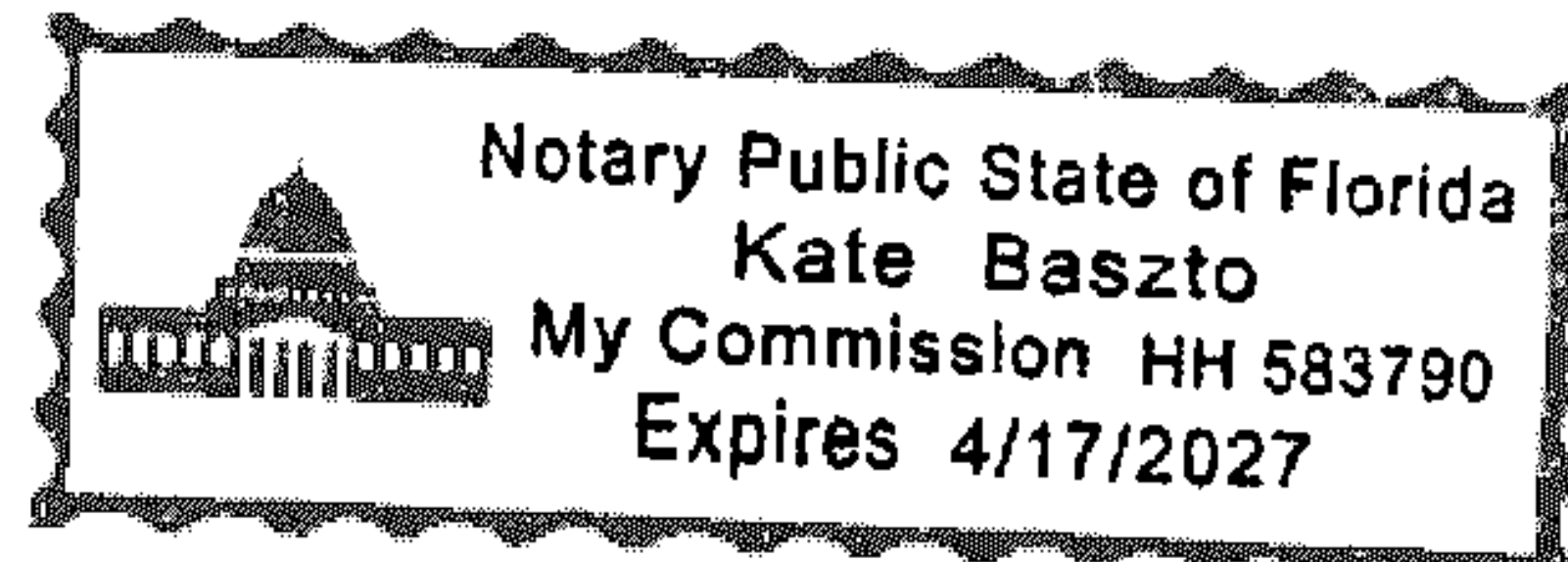
100 N Tamiami Trl, Sarasota, FL 34236

Witness Address: ~~8325 Lakewood Ranch Blvd.,  
Lakewood Ranch, FL 34202~~

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of April, 2026 by Denise Powell Bizzaro,  who is personally known to me or  who has produced FIM as identification.

\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Print, Type/Stamp Name of Notary