

4/28/2026 3:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486728

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4506

Parcel ID Number: 0758060027

Doc Stamp-Deed: \$3,290.00

WARRANTY DEED

This WARRANTY DEED, made April 28, 2026, by **DAVID C. BROCK AND JEANNE B. BROCK, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF BROCK FAMILY TRUST DATED NOVEMBER 11, 2024**, whose address is 232 Sweet Birch Lane, Womelsdorf, PA 19567 (the "Grantor"), to **RICHARD VETRANO JR, A MARRIED MAN**, whose address is 6 Tuckers Run, Ledyard, CT 06339 (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 FOUR HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$470,000.00) and other valuable consideration, 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**, to-wit:

Lot 1247, GRAND PALM, PHASE 3A(b), according to the map or plat thereof, as recorded in Plat Book 50, Page(s) 14, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

Ethel L Lovelace
Signature

Witness Printed Name Ethel L. Lovelace

Witness #1 Address 5100 Ocean Blvd
Sarasota, FL 34242

Alice Clark
Signature

Witness Printed Name Alice S Clark

Witness #2 Address 110 NOKOMIS AVE.
VENICE FL. 34285

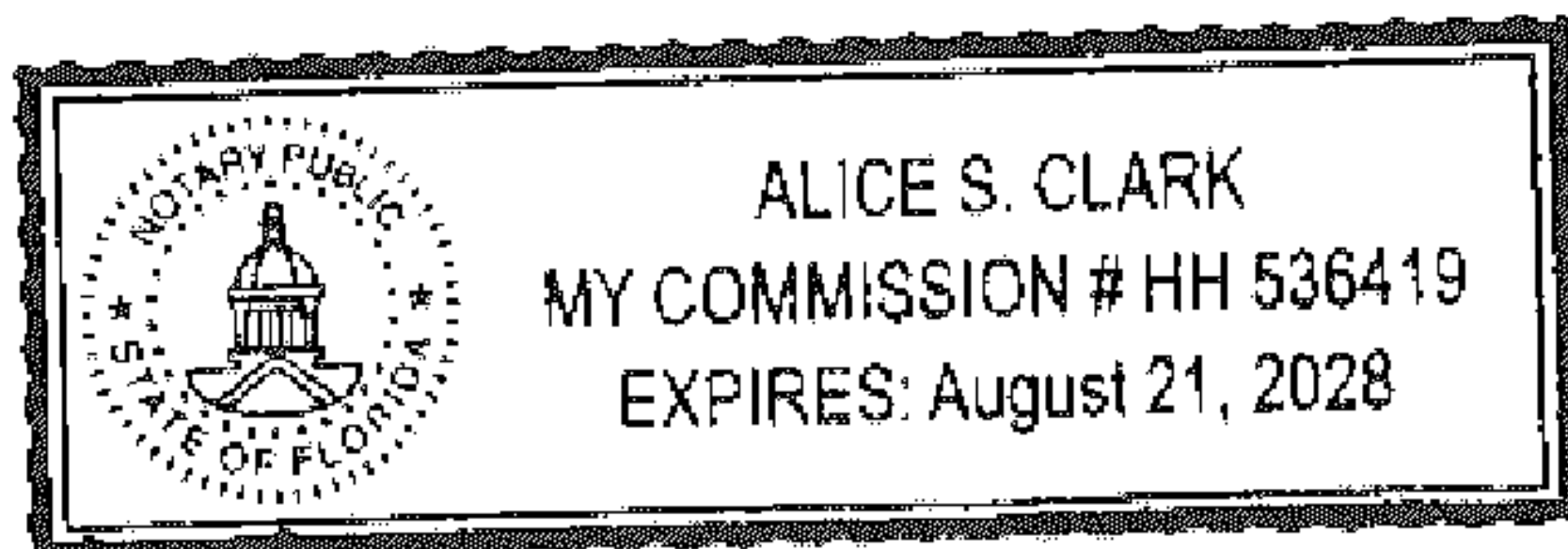
Brock Family Trust dated November 11, 2024

By: David C Brock
David C. Brock, Individually and as Trustee

By: Jeanne B Brock
Jeanne B. Brock, Individually and as Trustee

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 28th day of April, 2026, by David C. Brock and Jeanne B. Brock, Individually and as Trustees of Brock Family Trust dated November 11, 2024, who is/are personally known to me or who has/have produced FL Drivers License as identification.



Alice Clark
Notary Public
Print Name: Alice S Clark
My Commission Expires: 8/21/28