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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487154

Doc Stamp-Deed: \$1,189.30

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 4627-26SW-FL

Parcel Identification No 0461-14-1015

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of April, 2026 between Patricia Janes, a single woman, whose post office address is 226 Canyon Road, Colchester, VT 05446, of the County of Chittenden, State of Vermont, Grantor, to Vincent Montalbano and Julie Montalbano, husband and wife, whose post office address is 23 Country Fair Lane, Glenville, NY 12302, of the County of Schenectady, State of New York, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit A3-2, Circle Woods of Venice, Section 7, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1431, Page 283, and all amendments thereto, as per the plat thereof, recorded in Condominium Book 16, Page 26, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2027 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Megan Pagliotta  
WITNESS #1 SIGNATURE

Karen Lockwood  
Patricia Janes by Karen Lockwood, her Attorney-In-Fact

Megan Pagliotta  
WITNESS #1 PRINTED NAME

141 Harvest Lane Williston, VT 05495  
WITNESS #1 ADDRESS

Marlene Charon  
WITNESS #2 SIGNATURE

MARLENE CHARON  
WITNESS #2 PRINTED NAME

141 HARVEST LANE, WILLISTON VT 05495  
WITNESS #2 ADDRESS

STATE OF Vermont  
COUNTY OF Chittenden

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of April, 2026, by Karen Lockwood, as Attorney-In-Fact for Patricia Janes,  who is/are personally known to me or  who has/have produced Drivers License as identification.

Grace O Johnson  
Signature of Notary Public

Grace O Johnson  
Print, Type/Stamp Name of Notary

