

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057111 2 PG(S)**

4/29/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487240

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.

Doc Stamp-Deed: \$3,027.50

File No.: 2026-03-4442
Parcel ID Number: 0131121019

WARRANTY DEED

This **WARRANTY DEED**, made April 28, 2026, by **MARGARET NADAL SMITH, INDIVIDUALLY AND AS TRUSTEE OF THE MARGARET NADAL SMITH TRUST DATED DECEMBER 1, 2015, AN UMREMARIED WIDOW**, whose address is 1730 Signature Place, Wilmington, NC 28405 (the "Grantor"), to **JOHN PHILIP ACQUAVIVA, SR. AND SHERRY LEE ACQUAVIVA, HUSBAND AND WIFE**, whose address is 2601 Gunpowder Farms Road, Fallston, MD 21047 (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 THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$432,500.00)** 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:

UNIT NO. 28, THE INLET, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 959, PAGES 1775 THRU 1824, AMENDED IN OFFICIAL RECORDS BOOK 979, PAGE 1758 AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 5, PAGE 29, 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:

[Signature]
Signature

Witness Printed Name Micaela Baptista

Witness #1 Address 1710 Starling Dr
Sarasota FL 34231

[Signature]
Signature

Witness Printed Name Victor Baptista

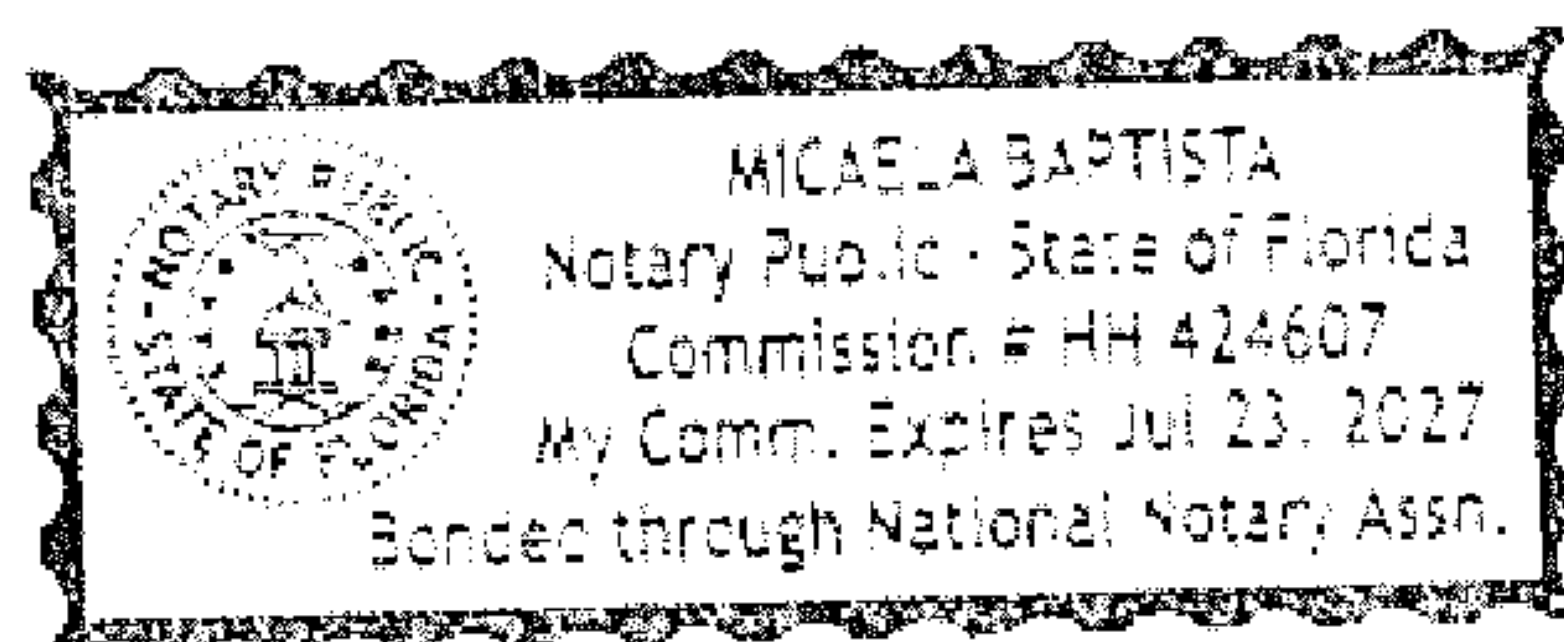
Witness #2 Address 1710 Starling Dr
Sarasota FL 34231

The Margaret Nadal Smith Trust dated December 1, 2015

By: Margaret Nadal Smith
Margaret Nadal Smith, 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 28 day of April, 2026, by Margaret Nadal Smith, Individually and as Trustee of The Margaret Nadal Smith Trust dated December 1, 2015, who is/are personally known to me or who has/have produced FL DL as identification.



[Signature]
Notary Public
Print Name: Micaela Baptista
My Commission Expires: 7/23/27