

Prepared by and Return to:  
Alice S. Clark  
MSC Title, Inc.  
110 Nokomis Avenue North, Venice, FL 34285  
File No. 2026-279-ASC  
Sales Price: Price: \$465,000.00

4/30/2026 3:18 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3488079

Doc Stamp-Deed: \$3,255.00

## General Warranty Deed

Made this 30th day of April, 2026 By **Brendan Edward Brown and Susan Lynn Brown, husband and wife**, whose address is: 405 Steeple Way, Schenectady, NY 12306, hereinafter called the grantor, to **Robin A. D'Amato and Lynn E. D'Amato, husband and wife**, whose post office address is: N5998 Kielcheski Road, White Lake, WI 54491, 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:

Lot 458, Boca Royale Unit 16, according to the map or plat thereof, as recorded in Plat Book 52, Pages 191 through 200, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0494010021**

**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)

[Signature]  
Witness Signature above:

Brendan E Brown  
Brendan Edward Brown  
405 Steeple Way, Schenectady, NY 12306

Witness print name below:  
Jennifer Archambault

Susan Lynn Brown  
Susan Lynn Brown  
405 Steeple Way, Schenectady, NY 12306

Witness Address:  
110 Nokomis Ave N.  
Venice, FL 34285

[Signature]  
Witness Signature above:

Witness print name below:  
Lori Ryan

Witness Address:  
108 N. Cayman Isles Blvd  
Bogalwood, FL 34223

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2026, by Brendan Edward Brown and Susan Lynn Brown,  who are personally known to me or  who have produced New York ID as identification.

[Signature]  
Signature of Notary Public  
Jennifer Archambault  
Print, Type/Stamp Name of Notary

