

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058193 2 PG(S)**

4/30/2026 4:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488141

Consideration: \$290,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48178-001

Doc Stamp-Deed: \$2,030.00

Property Appraiser's Parcel ID No.: 0061-13-4023

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2026, by and between **DIANA L. MARROCCO, AN UNMARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE D.L. MARROCCO REVOCABLE TRUST DATED 3/25/24**, whose address is **173 Bracken Street, Cranston, RI 02920** (hereinafter "GRANTOR"), and **TATYANA STEWART AND CHARLES STEWART, WIFE AND HUSBAND, AND MARIA SHAROUBIM, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose address is **708 Norsota Way, Sarasota, FL 34242** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 8723, VILLAGE PLAZA CONDOMINIUM, SECTION 7, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1271, PAGES 1863 THROUGH 1906, INCLUSIVE, AND ALL AMENDMENTS THEREAFTER, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 11, PAGE 40, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Caroline Francoeur
Printed Name Caroline Francoeur
P.O. Address 208 Tamiami Trl #115
Punta Gorda, FL 33950

Diana L. Marrocco, Individually and as Trustee of the D.L. Marrocco Revocable Trust dated 3/25/24

By: Diana L. Marrocco
Diana L. Marrocco, Individually and as Trustee aforesaid

(2) William McComb
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of April, 2026, by Diana L. Marrocco, Individually and as Trustee of the D.L. Marrocco Revocable Trust dated 3/25/24, who is/are personally known to me or who has/have produced Rhode Island Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

