

Prepared by and Return to:  
Sandra Cruz  
MSC Title, Inc.  
1605 Main Street, Suite 101, Sarasota, FL 34236  
File No. 2026-370-SXC  
Sales Price: Price: \$575,000.00

5/1/2026 2:16 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3488571

Doc Stamp-Deed: \$4,025.00

## General Warranty Deed

Made this 1st day of May, 2026 By **Mark S. Stellini, a single man**, whose address is: 31129 Sycamore Dr., Lewes, DE 19958, hereinafter called the grantor, to **Steven M. Vincent and Dawn Sheree Vincent, husband and wife, as joint tenants with right of survivorship**, whose post office address is: 102 Central Ct., Pewee Valley, KY 40056, 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:

Unit 102, Building C (aka Unit 102C), Buttonwood Cove, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1403, Pages 385 through 445, inclusive, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0003061032**

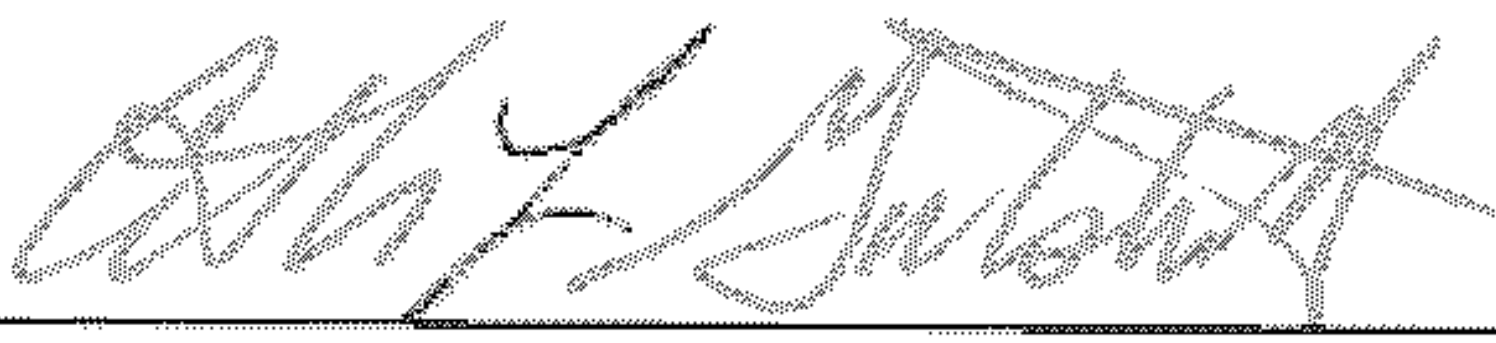
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

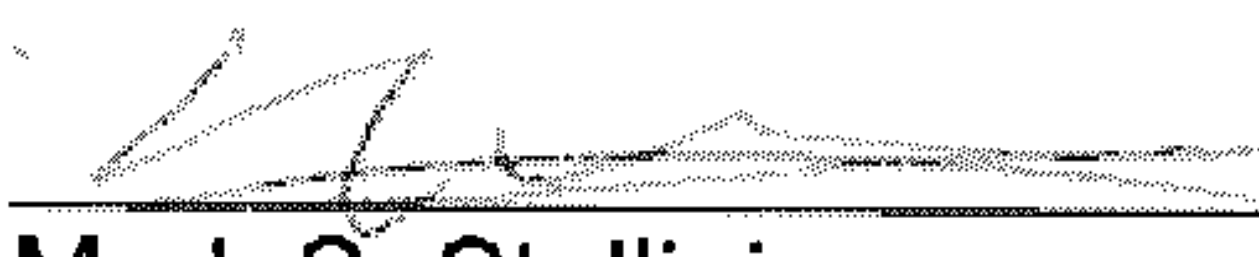
**To Have and to Hold**, the same in fee simple forever.

**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)**

  
Witness Signature above:

  
Mark S. Stellini  
31129 Sycamore Dr., Lewes, DE 19958

Witness print name below:  
Cathrene L. Gutshall

Witness Address:  
1605 Main St., Suite 500  
Sarasota, FL 34236

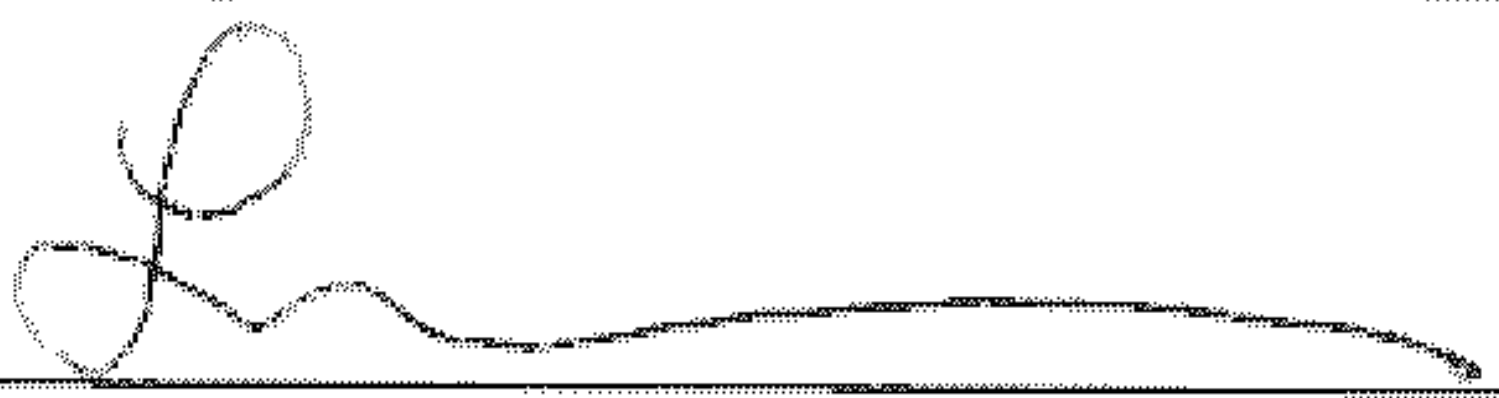
  
Witness Signature above:

Witness print name below:  
LAURA BOWERS

Witness Address:  
1605 Main St., Suite 500  
Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of April, 2026, by Mark S. Stellini,  who is/are personally known to me or  who has/have produced DE DL as identification.

  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

