

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058835 2 PG(S)**

5/1/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488711

Consideration: \$579,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road, Suite 210
Venice, FL 34285
26-48696-001

Doc Stamp-Deed: \$4,053.00

Property Appraiser's Parcel ID No.: 0136130029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of May, 2026, by and between **Zelindo Viscusi and Lorella Viscusi, husband and wife**, whose address is **14 Avallon Way, Altamont, NY 12009** (hereinafter "GRANTOR"), and **Diane C. Borden, an unmarried woman, and Danielle A. Cibello, an unmarried woman, as joint tenants with full rights of survivorship**, whose address is **1251 Harbor Town Way, Venice, FL 34292** (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:

LOT 57, VINEYARDS OF SILVER OAK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 13, 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.

{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) [Signature]
Printed Name George A. Wade
P.O. Address 4 Winners Circle
Albany, NY 12205

[Signature]
Zelinda Viscusi
[Signature]
Lorella Viscusi

(2) [Signature]
Printed Name Stephen A. Bendt
P.O. Address 4 winners Circle
Albany, NY 12205

STATE OF NEW YORK

COUNTY OF Albany

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026, by Zelindo Viscusi and Lorella Viscusi, who is/are personally known to me or who has/have produced NYS Drivers License as identification.

[Signature]
Signature of Notary Public

Stephen A. Bendt
Print, Type/Stamp Name of Notary

Stephen A. Bendt
Notary Public, State of New York
Qualified in Schenectady County
No. 01BE6390345
Commission Expires April 15, 2027