

5/5/2026 1:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489992

CONSIDERATION: \$1,250,000.00

DOC TAX: \$8,750.00

RECORD: \$21.50

PARCEL ID NO.: 2027-03-4107

Doc Stamp-Deed: \$8,750.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 5th day of May 2026, by and between **JANE MARY GONCALVES FIDALGO, an unremarried widow**, hereinafter referred to as Grantor, whose post office address is 8275 Varenna Drive, Sarasota, Florida 34231, and **MARK G. LIONE and TIFFANY D. LIONE, as Trustees of THE MARK G. LIONE TRUST dated the 25th day of May, 2022, as to an undivided ½ interest, and TIFFANY D. LIONE and MARK G. LIONE, as Trustees of THE TIFFANY D. LIONE TRUST dated the 25th day of May, 2022, as to an undivided ½ interest**, hereinafter referred to as Grantee, whose post office address is 19412 Mill Dam Place, Lansdowne, VA 20176.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 811, MARK SARASOTA CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2019150858, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

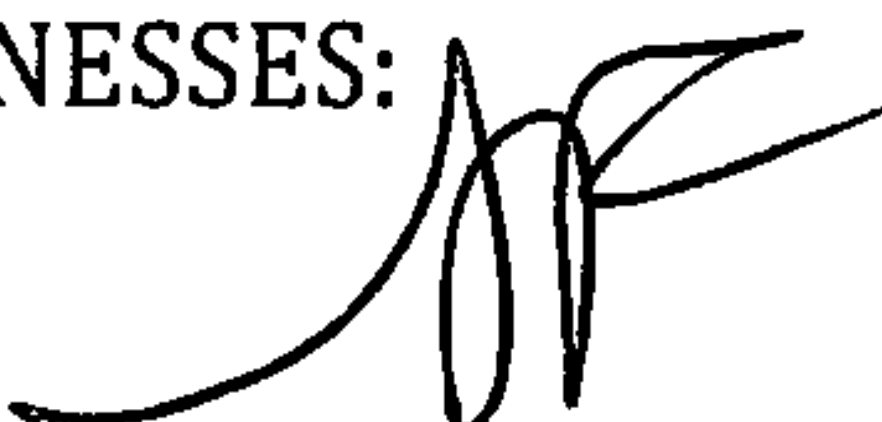
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:



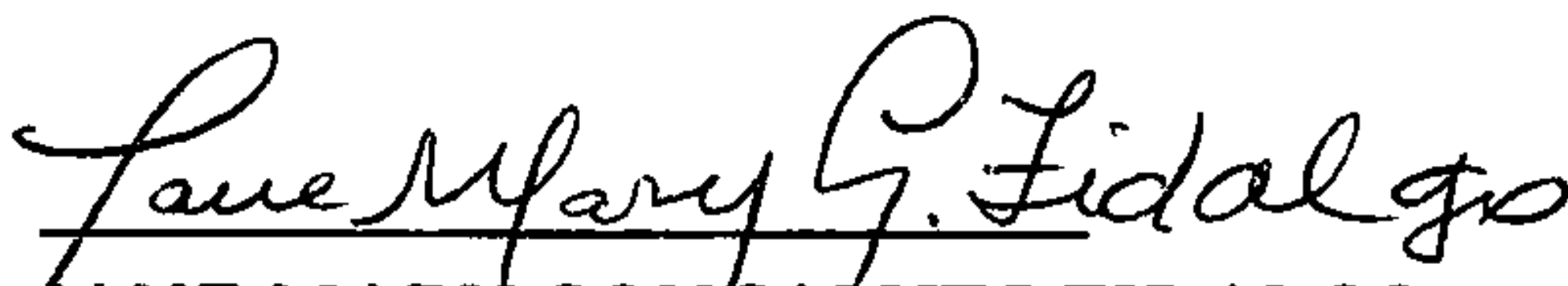
Witness Name: Sarah Ferlazzo

Witness Address: 50 Central Ave
8th Floor Sarasota FL 34236



Witness Name: Michelle Silva

Witness Address: 4691 Country Manor Dr
Sarasota, FL 34233



JANE MARY GONCALVES FIDALGO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of May 2026 by JANE MARY GONCALVES FIDALGO, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Signature of Notary Public

Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on _____.