

CONSIDERATION: \$280,000.00
DOC TAX: \$1,960.00
RECORD: \$18.50

PARCEL ID NO.: 0267-10-1017

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061870 2 PG(S)

5/7/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491274

Doc Stamp-Deed: \$1,960.00

WARRANTY DEED

THIS INDENTURE is made as of the 7th day of May 2026, by and between **FRASER MACAULAY and SUZANNE MACAULAY, husband and wife**, hereinafter referred to as Grantor, whose post office address is 190 Blackhorse Drive, Ontario, K0G1J0, Canada, and **ANTHONY DESIMONE and ELIZABETH DESIMONE, husband and wife**, hereinafter referred to as Grantee, whose post office address is 3m Lefevre Drive, Kingston, NH 03848.

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 215, Building 2, VERANDA I AT HERITAGE OAKS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3004, Page 44, and all amendments thereto, and as per plat thereof, recorded in Condominium Book 32, Pages 31, 31A through 31D, inclusive, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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.

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

WITNESSES (as to both):

[Signature]

Witness Name: Thomas B. Luzier
50 Central Avenue

Witness Address: Eighth Floor
Sarasota, FL 34236

[Signature]

Witness Name: Lori Molnar
50 Central Avenue

Witness Address: 8th Floor
Sarasota, FL 34236

[Signature]
FRASER MACAULAY

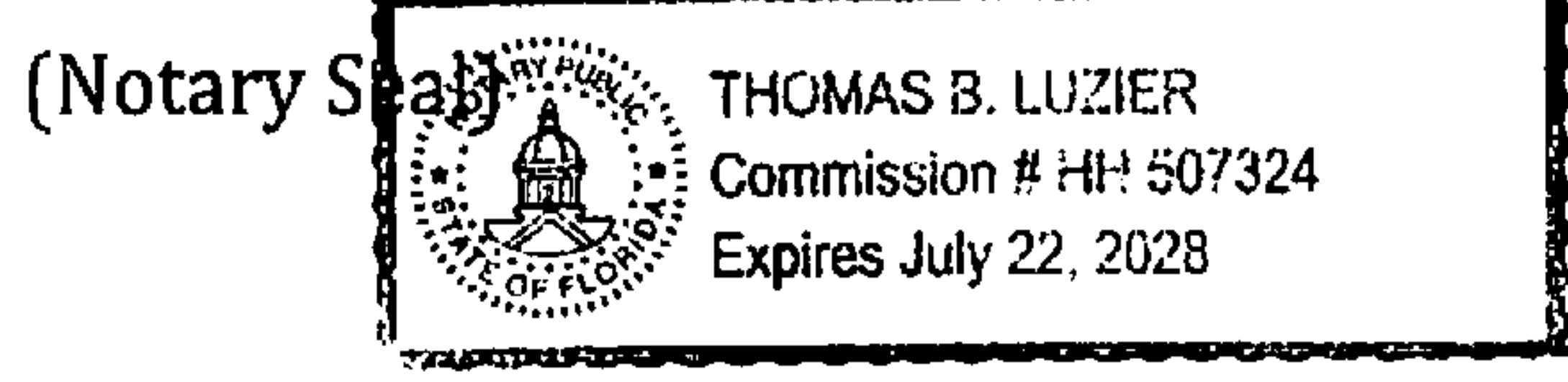
[Signature]
SUZANNE MACAULAY

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of April 2026 by FRASER MACAULAY and SUZANNE MACAULAY, who are personally known to me or who have produced passports as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]

Signature of Notary Public



Print Name of Notary Public

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