

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062321 2 PG(S)**

5/8/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491709

Consideration: \$400,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48722-001

Doc Stamp-Deed: \$2,800.00

Property Appraiser's Parcel ID No.: 0175051019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED, is made this 7th day of May, 2026, by and between **ROBERT G. KAVENY, III AND BARBARA BARVOETS, HUSBAND AND WIFE**, whose address is **317 Cramerton Mills Parkway, Cramerton, NC 28032** (hereinafter "GRANTOR"), and **MARK J. ASCIUTTO AND ACELA M. ASCIUTTO, AS CO-TRUSTEES OF THE ASCIUTTO FAMILY TRUST DATED MAY 13, 2015**, whose address is **1624 SW County Road 661, Arcadia, FL 34266** (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 NO. 5C, PARCEL A, BAHIA MAR, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 582, PAGE 1, TOGETHER WITH ANY AMENDMENTS THERETO, AND PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 1, PAGE 44, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

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.

(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 Karen Ponomareva
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34295

[Signature]
Robert G. Kaveny, III

(2) [Signature]
Printed Name Keri Sell
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34295

[Signature]
Barbara Barvoets

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23 day of May, 2026, by Robert G. Kaveny, III and Barbara Barvoets, () who is/are personally known to me or (X) who has/have produced ~~Florida~~ NC DL as identification.

(KS)

[Signature]
Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

