

Consideration: \$1,265,000.00
Recording Fees: \$19.50 ✓
Documentary Stamps: \$8,855.00 ✓

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065443 2 PG(S)
May 14, 2026 02:29:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and Return To:



Doc Stamp-Deed: \$8,855.00



✓ Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 24470-3

WARRANTY DEED

This Warranty Deed is made by Debra Cotroneo, a single woman, and Nicholas Adam Miessmer, a single man, hereinafter referred to as "Grantor," to Vincent J. Sadusky and Alice Anne Kellogg, as Trustees of the Vincent J. Sadusky and Alice Anne Kellogg Revocable Trust Agreement dated May 2, 2018, whose address is: 10914 Lake Windermere Dr., Great Falls, VA 22066, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

**UNIT NO. 302 OF WHISPERING SANDS CONDOMINIUM VILLAGE SECTION SEVEN,
A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM
RECORDED IN O.R. BOOK 1021, PAGE 757, AND ALL EXHIBITS AND AMENDMENTS
THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 10, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Property Appraiser's Parcel Identification Number for the above described property is: 0080157014.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 14 day of May, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Witness 1 Signature

Witness 1 Printed Name:

Scott Dunlap

Witness 1 Address:

22 S Links Ave
Sarasota FL 34236

As to all Grantors

Witness 2 Signature

Witness 2 Printed Name: ALMA LAOJEVAROZ

22 S. LINKS AVE.

Witness 2 Address: Sarasota, FL 34231

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on May 14, 2026 by Debra Cotroneo and Nicholas Adam Miessmer.

Personally known

or Produced Identification

Type of Identification Produced

Dr Lic

Notary Public

Print Name: Scott W. Dunlap

My Commission Expires:

GRANTOR:

Debra Cotroneo

Debra Cotroneo

2512 Jefferson Circle

Sarasota, FL 34239

Nicholas Adam Miessmer

Nicholas Adam Miessmer

2512 Jefferson Circle

Sarasota, FL 34239

