

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 4436-26SW-FL

5/15/2026 1:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494797

Doc Stamp-Deed: \$1,190.00

Parcel Identification No 0461-09-1100

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of May, 2026 between Joseph S. Harsel, Individually and as Trustee of the The Suzanne Fry Harsel Trust FBO Joseph S. Harsel, dated August 27, 2015, whose post office address is **7 Gatespring Court, Cockeysville, MD 21030**, of the County of Baltimore, State of Maryland, Grantor, to **Terry L. Tiburzi and Sabatino Tiburzi, wife and husband**, whose post office address is **401 Reckord Road, Fallston, MD 21047**, of the County of Harford, State of Maryland, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit Y-4 and an undivided 1/102nd share in those common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that declaration of condominium Of Circle Woods Of Venice, A Condominium, section one, as recorded in official records Book 911, Page 1, of the public records of Sarasota county, Florida

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7 Gatespring Court, Cockeysville, MD 21030.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ALICE B FIELDS

WITNESS #1 SIGNATURE

ALICE B FIELDS

WITNESS #1 PRINTED NAME

1436 SE 23rd Drive Homestead, FL 33035

WITNESS #1 ADDRESS

Claudia M. Mendez

WITNESS #2 SIGNATURE

Claudia M. Mendez

WITNESS #2 PRINTED NAME

221 W Hibiscus Blvd #120, Melbourne, FL 32901

WITNESS #2 ADDRESS

STATE OF Virginia

COUNTY OF City of Alexandria

The foregoing instrument was acknowledged before me by means of (☐) physical presence or (☒) online notarization, this 10th day of May, 2026, by Joseph S. Harsel, Individually and as Trustee of the The Suzanne Fry Harsel Trust FBO Joseph S. Harsel, dated August 27, 2015, (☐) who is/are personally known to me or (☒) who has/have produced driver license as identification.

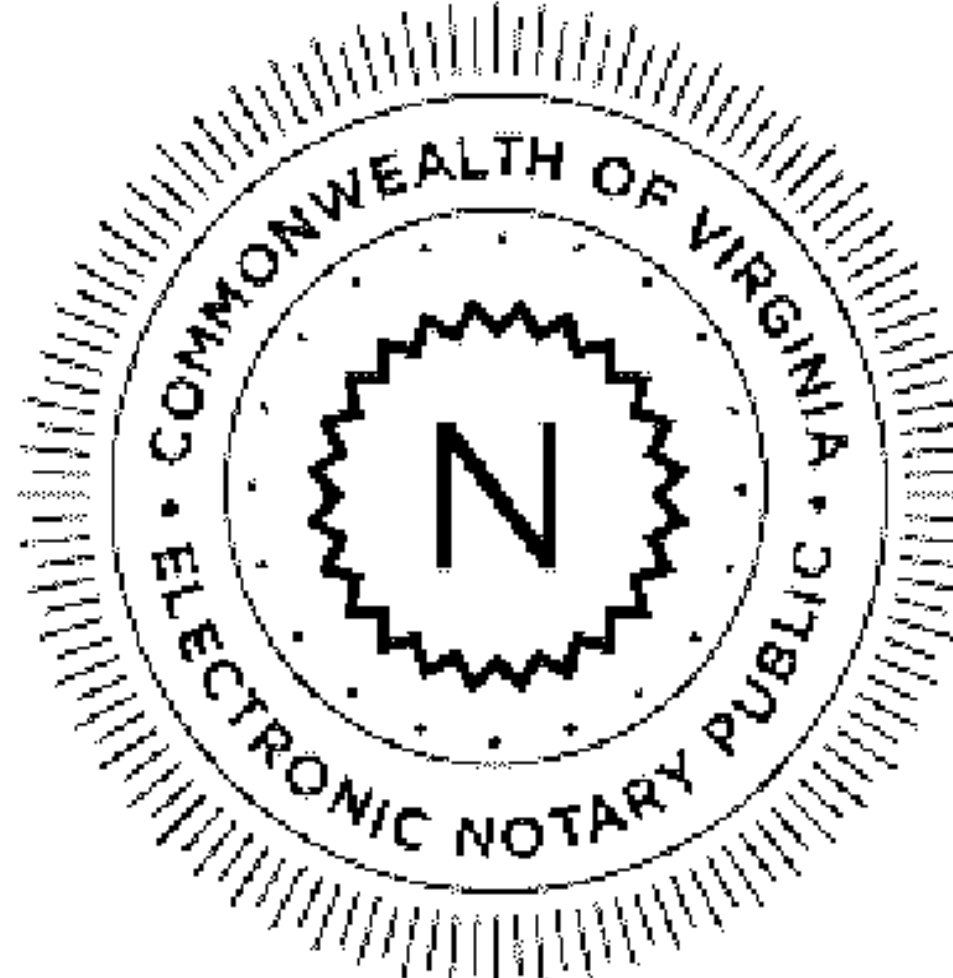
Mohamud Aden

7898118

Signature of Notary Public
Electronic Notary Public

Print, Type/Stamp Name of Notary

03/31/2030



Mohamud Aden

REGISTRATION NUMBER

7898118

COMMISSION EXPIRES

March 31, 2030

Notarized remotely online using communication technology via Proof.