

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6361

5/15/2026 2:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494901

Doc Stamp-Deed: \$1,260.00

Purchase Price: \$180,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$1,260.00
Parcel Identification No.: 0437135131

WARRANTY DEED

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

THIS INDENTURE made this May 15th, 2026, between **Jon F. Morandy, Individually and as Trustee of the Doris A. Parent-Casper Trust, dated August 11, 2004, and any amendments thereto**, whose post office address is **1740 Lake Place, Apt C, Venice, FL 34293**, hereinafter referred to as the "GRANTOR", to **Robert R. Gada, Jr., a single man**, whose post office address is **1743 Lake Place, #1743-B, Venice, FL 34293**, hereinafter referred to as the "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 1743-B, Villa Nova Shores Condominium, Phase 2, according to the Declaration of Condominium thereof, recorded in Official Records Book 1513, Page 1799, and amendments thereto, and as per Plat thereof recorded in Condominium Book 18, Pages 46, 46A and 46B, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

Said property is not the homestead of GRANTOR in that neither GRANTOR nor any members of the household of GRANTOR reside thereon nor is it adjacent thereto.

To have and to hold the same in fee simple forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

[Signature]
Printed Name: Edward Palmonka
P.O. Address: 19505 Quesada Ave
Port Charlotte FL 33948

The Doris A. Parent-Casper Trust, dated August 11, 2004, and any amendments thereto

By: [Signature] Individually and as Trustee
Jon F. Morandy, Individually and as Trustee

WITNESSES #2:

[Signature]
Printed Name: Robin Malata
P.O. Address: 19505 Quesada Ave
Port Charlotte FL 33948

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11 day of May, 2026, by Jon F. Morandy, Individually and as Trustee of the Doris A. Parent-Casper Trust, dated August 11, 2004, and any amendments thereto.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Drivers License

