

5/15/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495050

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,589.00

File Number: 2026-36

Consideration:\$227,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 15 day of May, 2026 between David B. Sloan and Nancy C. Sloan, husband and wife whose post office address is 119 Iris Road, Fort Mitchell, KY 41011, grantor, and Anthony Pacione and Mayte Gonzalez Pacione, husband and wife whose post office address is 244 Saint Augustine Avenue, #605, Venice, FL 34285, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, **Sarasota County, Florida** to-wit:

Condominium Unit 605, Building 1, VENICE COSTA BRAVA, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 1038, Page 1373, as amended from time to time, and according the plat thereof, recorded in Condominium Book 7, Pages 30, 30A, 30B and 30C, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0407132040

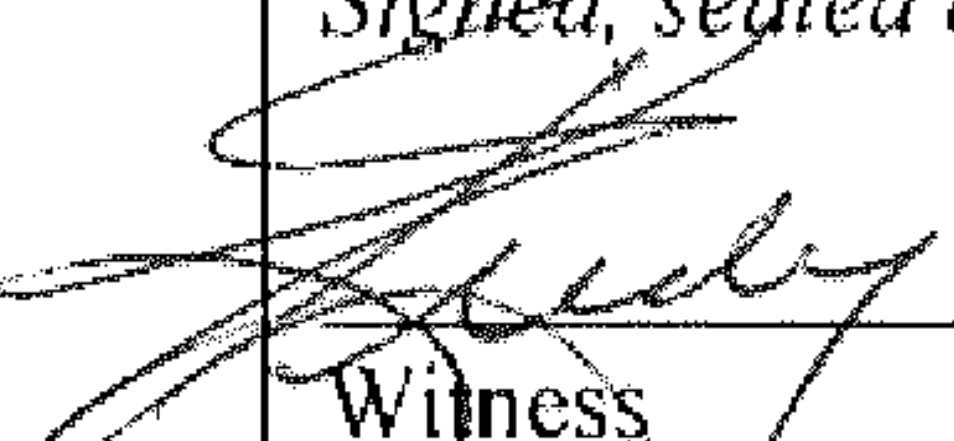
Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

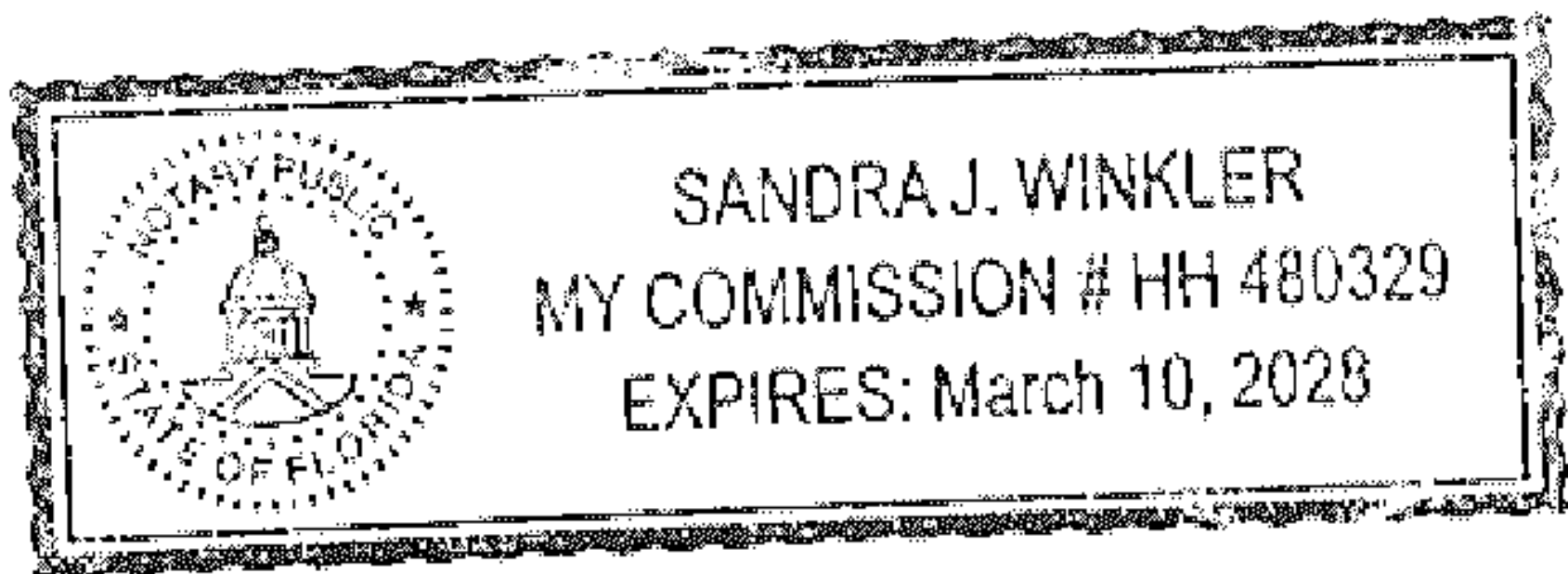
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 6 day of May, 2026.

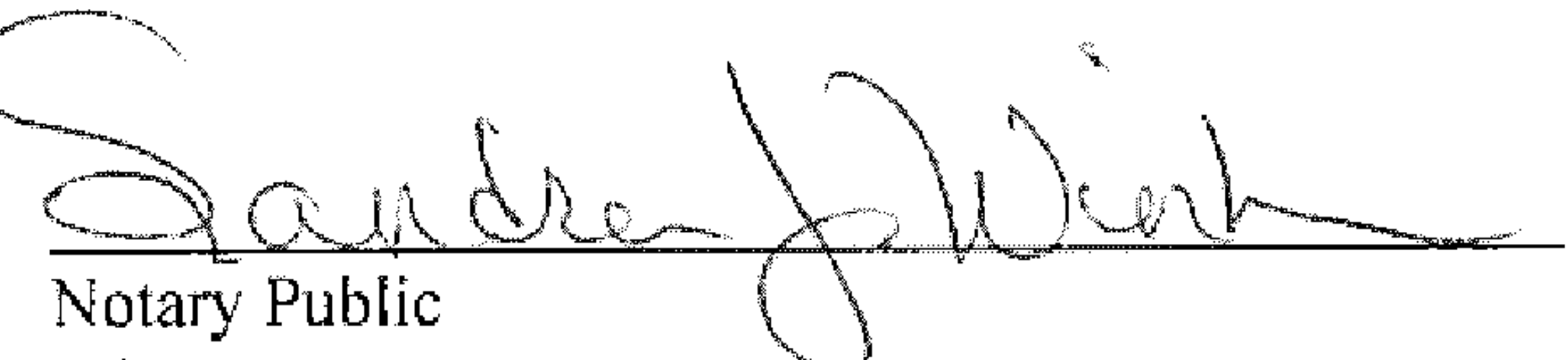
<i>Signed, sealed and delivered in our presence:</i>	
 _____ Witness Printed Name: <u>Kimberly Fudy</u> Address: <u>1414 1st St</u> <u>Unit # 34285</u>	 _____ David B. Sloan  _____ Nancy C. Sloan
 _____ Witness Printed Name: <u>SANDRA WINKLER</u> Address: _____ <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u>	

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of May, 2026 by David B. Sloan and Nancy C. Sloan who ☐ is personally known or ☒ has produced FLDL as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____