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INSTRUMENT # 2026066553 2 PG(S)

5/18/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495326

Doc Stamp-Deed: \$1,603.00

Prepared by and return to:

Patrick Rosenbaum  
Premier Title of Florida  
17827 Murdock Circle  
Suite A  
Port Charlotte, FL 33948

File No PTF-26-141

Parcel Identification No 0104132114

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

This indenture made the 14th day of May, 2026 between **Kerry Daniel Moynihan and Carrie Ann Moynihan, husband and wife**, whose post office address is 888 Biscayne Boulevard, 5507, Miami, FL 33132, of the County of Miami-Dade, Florida, Grantor, to **Anthony Calicchio and Patricia Calicchio, husband and wife**, whose post office address is 1644 Stickney Point, #102, SARASOTA, FL 34231, of the County of Sarasota, Florida, Grantee:

**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 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, Florida, to-wit:

Unit 102, Building 4, Castel Del Mare, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1088, Page 1305, and as per plat thereof, recorded in Condominium Book 8, Page 44, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

[Signature]  
Kerry Daniel Moynihan  
[Signature]  
Carric Ann Moynihan

[Signature]  
WITNESS 1 Signature  
PRINT NAME: J. Cohen  
As to both

2045 Biscayne Blvd  
MIAMI FL 33137  
WITNESS 1 ADDRESS

[Signature]  
WITNESS 2 Signature  
PRINT NAME: Eduardo Gonzalez  
As to both

2045 Biscayne Blvd  
MIAMI FL 33137  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of May, 2026, by Kerry Daniel Moynihan, and Carric Ann Moynihan,  who is personally known to me or  who has produced FL DL as identification.

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



ALAIN CUETO  
Notary Public  
State of Florida  
Comm# HH747202  
Expires 2/5/2030