

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066772 2 PG(S)

5/18/2026 1:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495506

Consideration: \$1,630,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48914-001

Doc Stamp-Deed: \$11,410.00

Property Appraiser's Parcel ID No.: 0499010026

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **EDWARD MASSARO, A MARRIED MAN** whose address is **262 Curwen Road, Bryn Mawr, PA 19010** (hereinafter "GRANTOR"), and **JEFF DANIEL D'ALONZO AND JENETH CATAMORA D' ALONZO, CO-TRUSTEES OF THE D'ALONZO TRUST, DATED AUGUST 17, 2022** whose address is **949 Suncrest Lane Englewood, FL 34223** (hereinafter "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:

LOT 49, FIRST ADDITION TO LEMON BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1)

Chris Staine
Printed Name
240 S. Pineapple Av
P.O. Address
Sarasota FL 34236

Edward Massaro
Edward Massaro

(2)

Margaret Pack
Printed Name
240 S. Pineapple Av
P.O. Address
Sarasota FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2026, by Edward Massaro and Colleen McHugh, who is/are personally known to me or who has/have produced _____ as identification.

Margaret Pack
Signature of Notary Public

Margaret Pack
Print, Type/Stamp Name of Notary

