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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3497229

Prepared by:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

Doc Stamp-Deed: \$875.00

File Number: PIN26-176
Property Address: 820 Capri Isles Blvd #202, Venice, Florida 34292

General Warranty Deed

Made this May 21, 2026 A.D. By **James C. Ackley and Phyllis K. Ackley, husband and wife**, whose address is: 11335 Springville Boston Rd, East Concord, New York 14055, hereinafter called the grantor, to **Anthony Marchetti and Lori Marchetti, husband and wife**, whose post office address is: 97 Peabody Drive, Warwick, Rhode Island 02889, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 202, SUMMER GREEN SECTION 1, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1195, Pages 2097 through 2150, inclusive, and as per plat thereof recorded in Condominium Book 10, Pages 12 and 12A through 12E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0402151004**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: [Signature]

Witness Printed Name: Gordon R. McQuillen

Witness Address: 4430 N. Bennett Hts.
Batavia, NY 14020

Witness #2 Signature: [Signature]

Witness Printed Name: Debra A. McQuillen

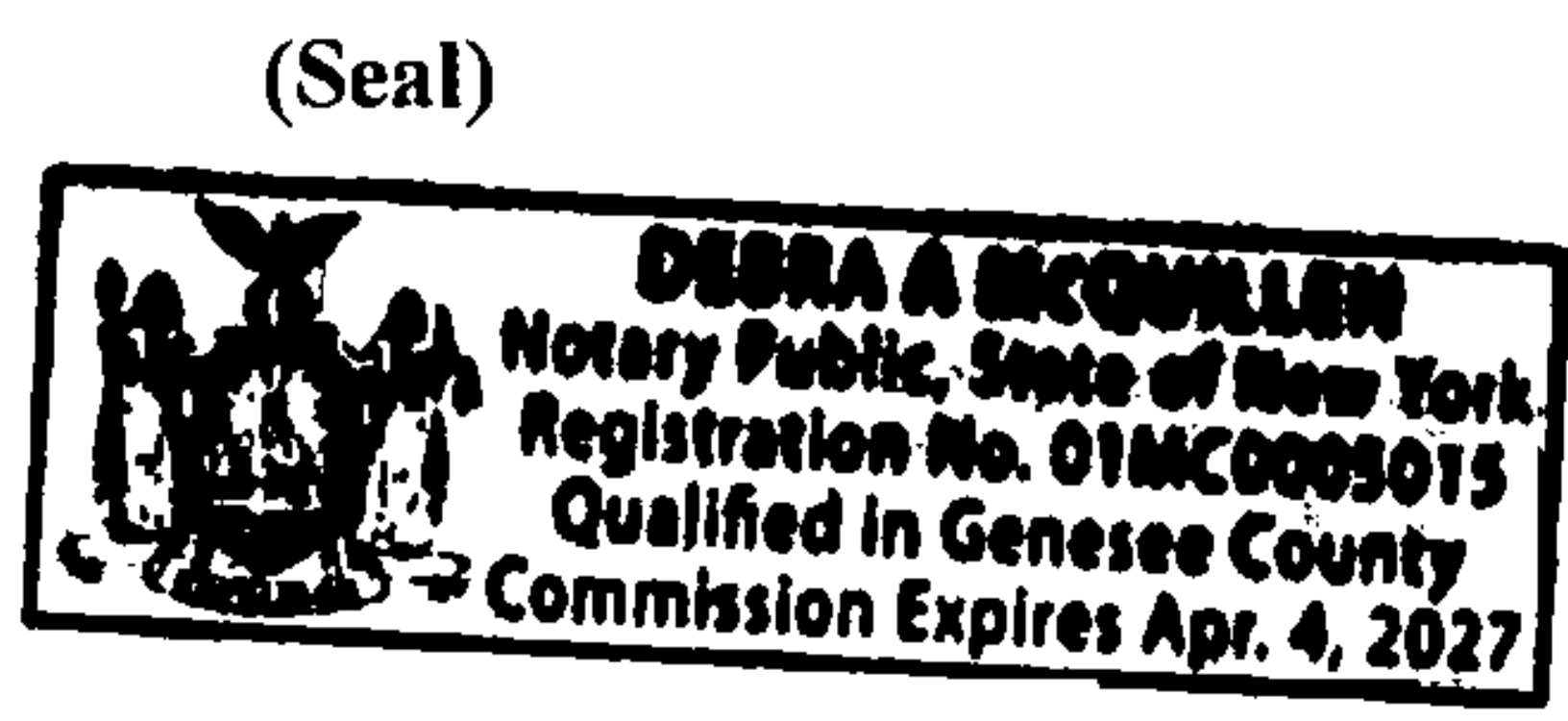
Witness Address: 4430 N. Bennett Hts
Batavia, NY 14020

[Signature] (Seal)
James C. Ackley
Address: 11335 Springville Boston Rd, East Concord,
New York 14055

[Signature] (Seal)
Phyllis K. Ackley
Address: 11335 Springville Boston Rd, East Concord,
New York 14055

State of New York
County of Erie

The foregoing instrument was acknowledged before me by means of physical presence, this 20th day of May, 2026, by James C. Ackley and Phyllis K. Ackley, who are personally known to me or who has produced Drives license as identification.



[Signature]
Notary Public