

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069208 2 PG(S)**

5/21/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497493

Consideration: \$155,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48209-001

Doc Stamp-Deed: \$1,085.00

Property Appraiser's Parcel ID No.: 0075-16-9009

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **SYLVIA NACU TWENGE, A MARRIED WOMAN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE VICTOR NACU AND MARY NACU REVOCABLE TRUST DATED FEBRUARY 13, 2003**, whose address is **2348 Hardscrabble Road, Bristol, VT 05443** (hereinafter "GRANTOR"), AND **LAWRENCE W. VENETTA, A SINGLE MAN**, whose address is **2607 Woodgate Ln #K-9, Sarasota, FL 34231** (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:

UNIT K-9, PINEWOOD VILLAGE, SECTION 9, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 719, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGES 19 AND 19A, 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.

The named Grantor(s) herein represent that they are the sole trustees 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(s).


(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:


Printed Name Douglas S. DeWalt
P.O. Address 21 MUNSILL AVE
Bristol VT 05443

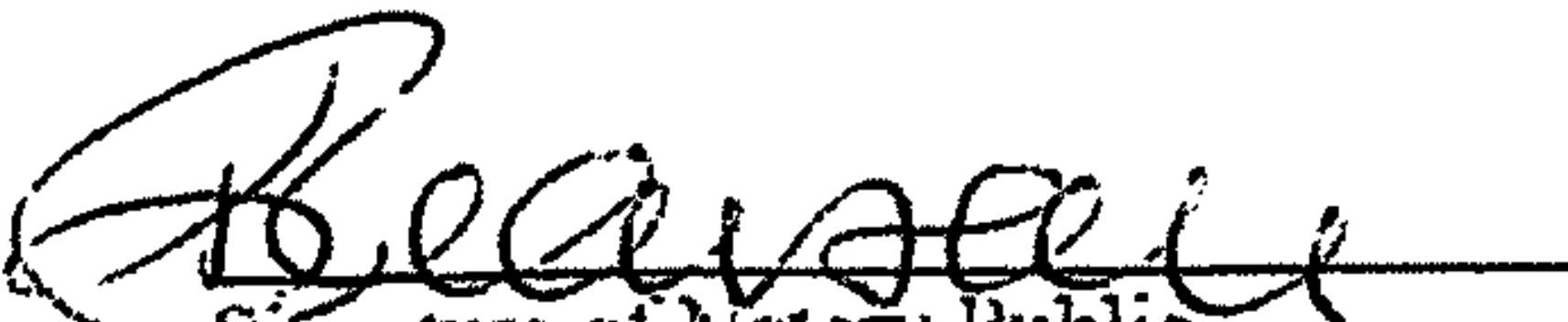
SYLVIA NACU TWENGE, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE VICTOR NACU AND MARY NACU REVOCABLE TRUST DATED FEBRUARY 13, 2003


(2)
Printed Name Jennifer Oxford
P.O. Address 71 Mountain St.
Bristol, VT 05443

By: Sylvia Nacu-Twenge
Sylvia Nacu Twenge, Individually and as Successor Trustee aforesaid

STATE OF ~~FLORIDA~~ Vermont
COUNTY OF ~~MANATEE~~ Addison

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 5th day of May, 2026, by Sylvia Nacu-Twenge, Individually and as Successor Trustee of the Victor Nacu and Mary Nacu Revocable Trust dated February 13, 2003. (X) who is/are personally known to me or () who has/have produced _____ as identification.


Signature of Notary Public

Notary Public State of Vermont
Kristine Pearsall
Print Type/Stamp Name of Notary
Commission No. 157.0000561 •
My Commission Expires 01/31/27

