

5/21/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497555

Doc Stamp-Deed: \$1,750.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4510

Parcel ID Number: 0401021044

WARRANTY DEED

This WARRANTY DEED, made May 21, 2026, by **JOHN J. CARROLL AND CATHERINE CARROLL, HUSBAND AND WIFE**, whose address is 43 Tarpon Drive, Sea Girt, NJ 08750 (the "Grantor"), to **MICHAEL T. LAMOUREUX AND KERRI J. LAMOUREUX, HUSBAND AND WIFE**, whose address is 804 Triano Circle, Venice, FL 34292 (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 TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) and other valuable consideration, 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**, to-wit:

Unit 804, TRIANO, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004193068, as thereafter amended, and as per Plat thereof recorded in Condominium Book 37, Page 16, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sharelle Johnson
Signature
Witness Printed Name Sharelle Johnson
Witness #1 Address 98 Old Mill Rd
Tinton Falls NJ 07724

John J. Carroll
John J. Carroll

Michelle Hall
Signature
Witness Printed Name Michelle Hall
Witness #2 Address 210 Maple Ave
Neptune, NJ 07753

Catherine Carroll
Catherine Carroll

State of New Jersey
County of Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 21st day of May, 2026, by John J. Carroll and Catherine Carroll, who is/are personally known to me or who has/have produced driver license as identification.

SHARELLE JOHNSON
Notary Public, State of New Jersey
My Commission Expires 03/26/2030

Sharelle Johnson
Notary Public
Print Name: Sharelle Johnson
My Commission Expires: 03/26/2030