

5/27/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499123

Prepared by and return to:

Jennifer J. Hensley Esq.
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, FL 34207
941-755-8583

File Number: 24H-049

Doc Stamp-Deed: \$0.70

Parcel Identification No.
2017103013

Rec. Deed--\$ 27.00

Doc. Stamps--\$ 0.70

TOTAL--\$ 27.70

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 24 day of May, 2026 between **Nadine A. Ciappetta a/k/a Nadine A. Merian and Sylvie L. Merian, as Co-Trustees of the Jacques Merian and Simone Merian Joint Revocable Trust, Dated April 18, 2006**, whose post office address is 1700 Benjamin Franklin Dr #3-F of the County of Sarasota, State of Florida, grantor, **Nadine A. Merian a/k/a Nadine A. Ciappetta** whose post office address 1700 Benjamin Franklin Dr #3-F of the County of Sarasota, State of Florida, grantee.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

PROPERTY ADDRESS:

1700 Benjamin Franklin Dr #3-F Sarasota, FL. 34236

LEGAL DESCRIPTION:

Unit, No. 3-F, LIDO REGENCY, a condominium according to the Declaration of Condominium recorded in Official Record Book 1349, Page(s) 526 through 595, inclusive, and all amendments thereto, if any; and according to the Plat thereof recorded in Condominium Book 13, Page(s) 33, 33A through 33G, inclusive, and all amendments thereto, if any, in the Public records of Sarasota County, Florida.

PARKING SPACE NO. 78 has been assigned to the above-described condominium Unit Pursuant to Paragraph 14 of the Declaration of Condominium.

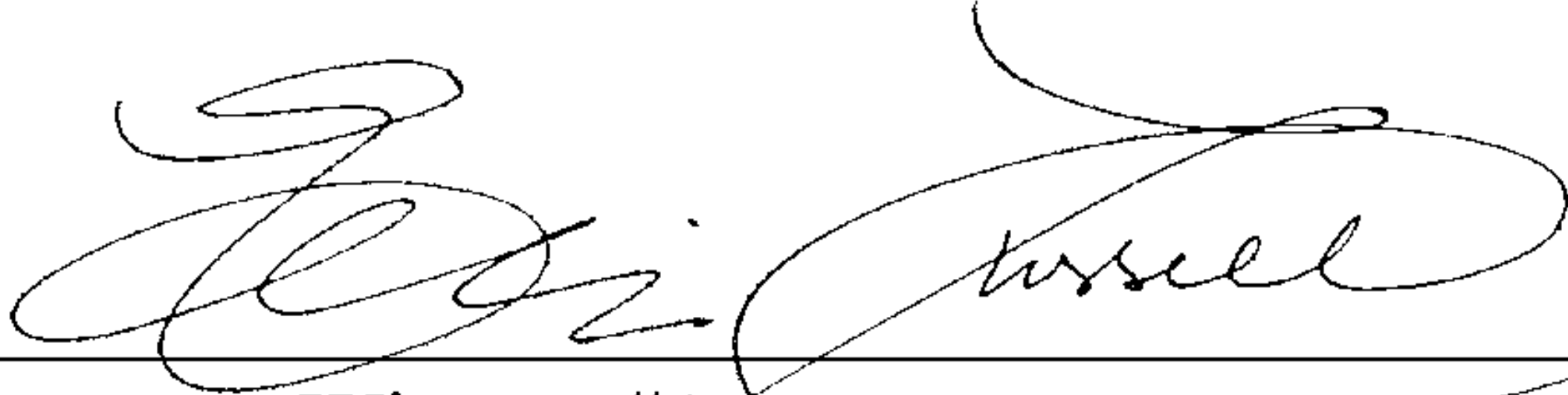
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

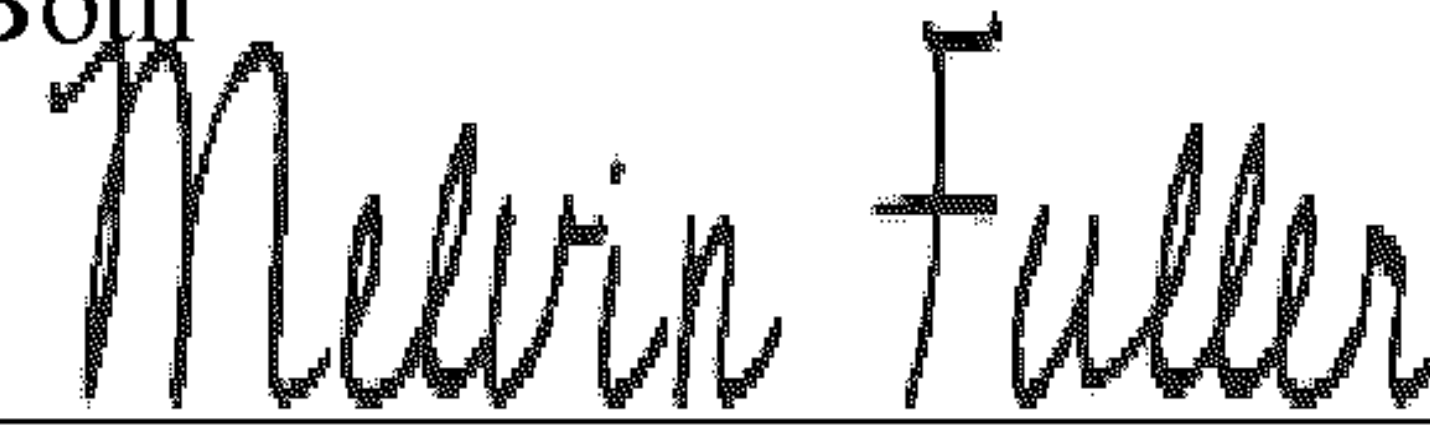
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

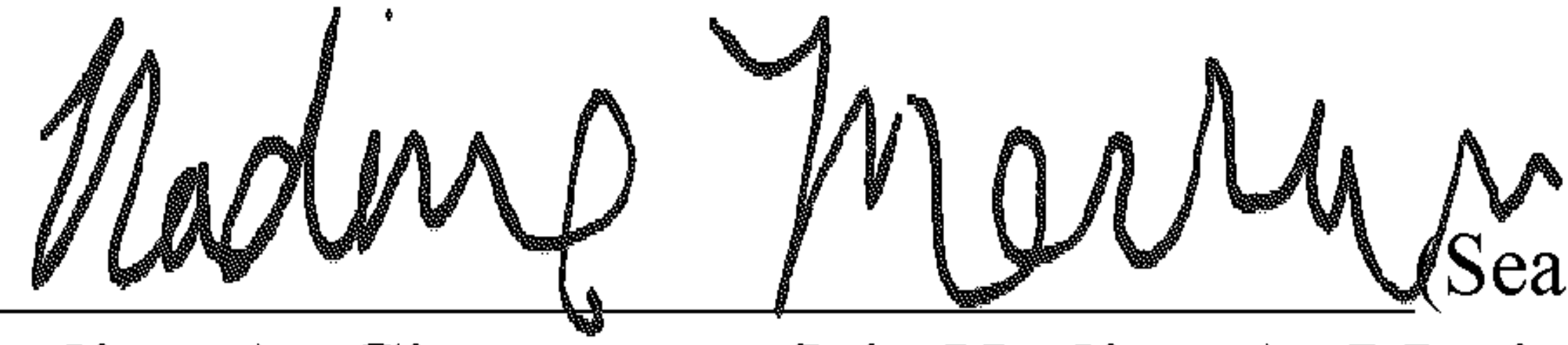
X 
Signature - Witness #1
Printed Name: Erin Fussell

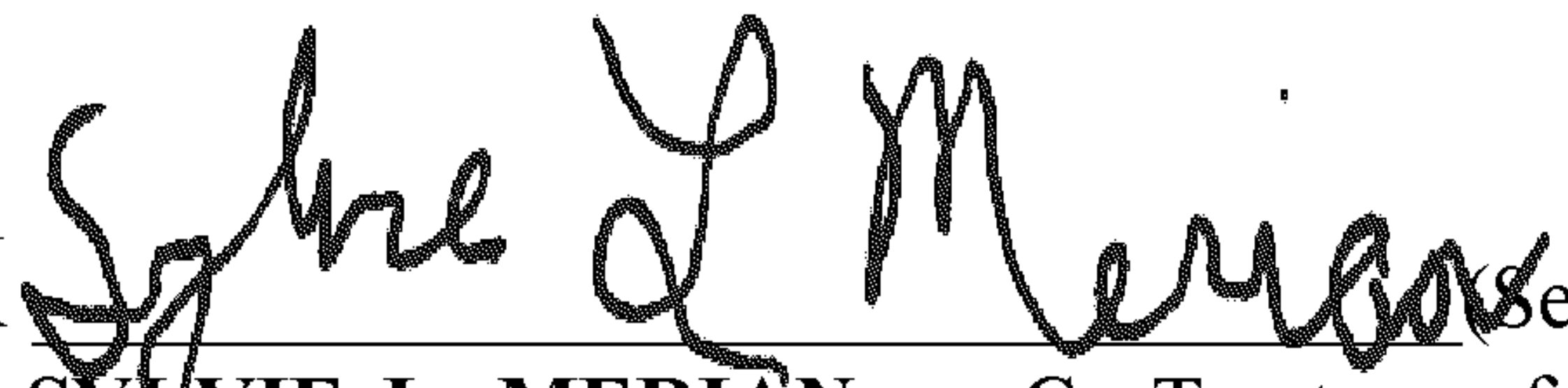
Witness #1 Mailing Address:
12363 Hernando Road
North Port, FL 34287

As to Both

X 
Signature - Witness #2
Printed Name: Melvin Fuller

Witness #2 Mailing Address:
7917 Raton Ridge Ln Arlington, Tx 76002

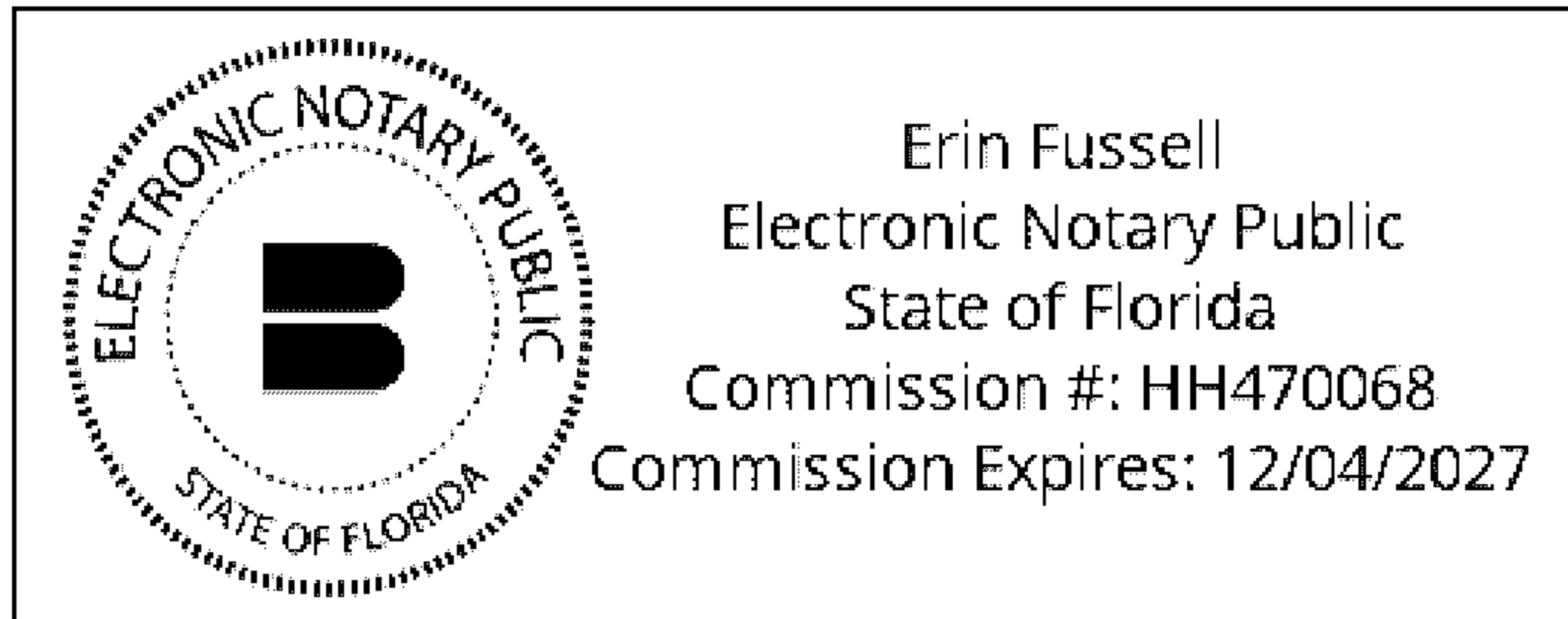
X  (Seal)
Nadine A. Ciappetta a/k/a Nadine A. Merian,
as Co-Trustees of the Jacques Merian and
Simone Merian Joint Revocable Trust, Dated
April 18, 2006

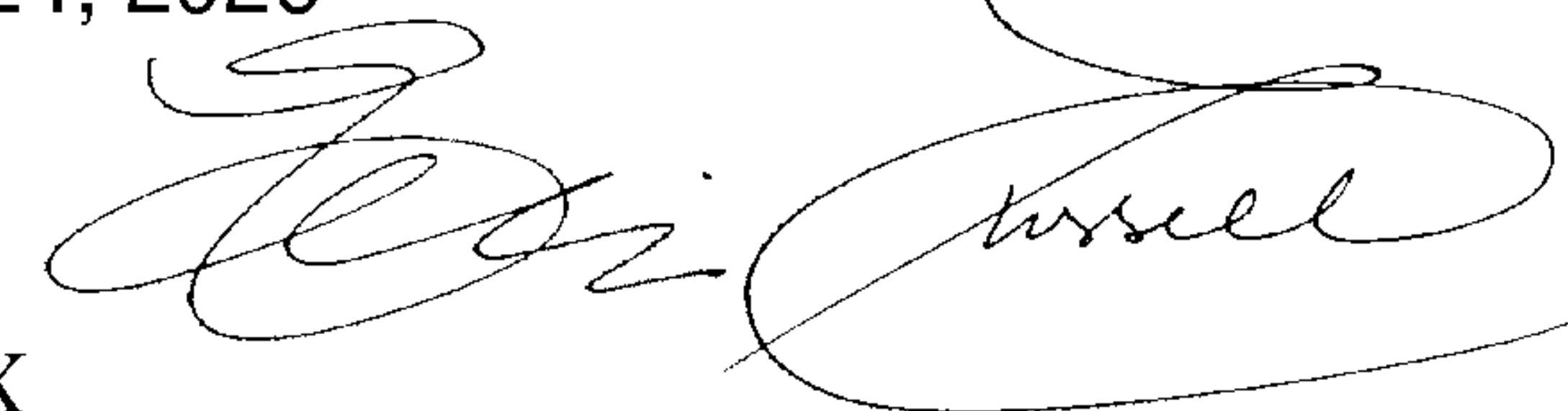
X  (Seal)
SYLVIE L. MERIAN, as Co-Trustees of the
Jacques Merian and Simone Merian Joint
Revocable Trust, Dated April 18, 2006

State of Florida EF
County of Manatee Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 th day of May, 2026 by **Nadine A. Ciappetta a/k/a Nadine A. Merian and Sylvie L. Merian, as Co-Trustees of the Jacques Merian and Simone Merian Joint Revocable Trust, Dated April 18, 2006**, who are personally known or have produced U.S. Passport(s) Drivers Licenses as identification. May 24, 2026

Notarized online using audio-video communication



X 
Notary Public **Erin Fussell**