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INSTRUMENT # 2026071827 2 PG(S)

5/28/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499745

Prepared by and Return to:
Karen Peterson
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$5,859.00

File No.: MAN-2026-1035
Parcel ID Number: 0008021008

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 27th day of May, 2026 between Edward Felicetta and Gloriann Felicetta, husband and wife, whose post office address is 12 Marydale Lane, Brookhaven, NY 11719, Grantors, to Marjorie Weiss Heller and David DeBonis Heller, a married couple, whose post office address is 92 Millburn Ave #448, Springfield NJ 07081, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Condominium Unit No. 204, Building 2, of Fairway Bay, Phase 1, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1545, at Page 1574, as Amended and Restated in Official Records Instrument No. 2014058095, as further amended, and according to the plat thereof, as recorded in Condominium Book 19, at Page 30, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE

PRINT NAME: Karen Peterson

WITNESS 1 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

WITNESS 2 SIGNATURE

PRINT NAME: Sarah Papadakis

WITNESS 2 ADDRESS:

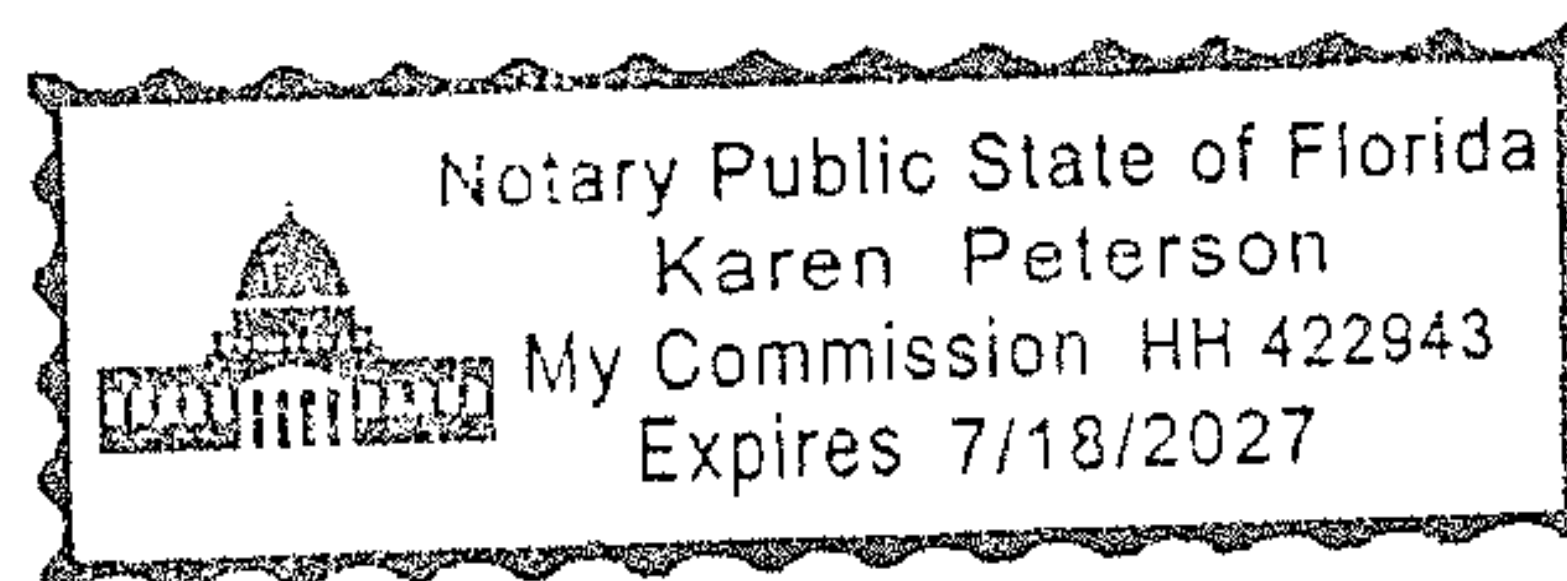
5620 Tara Blvd #101
Bradenton FL 34203

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 19th day of May, 2026, by Edward Felicetta and Gloriann Felicetta, (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)