

5/28/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500198

Doc Stamp-Deed: \$5,565.00

Consideration: \$795,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49003-001

Property Appraiser's Parcel ID No.: 0175041015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of May, 2026, by and between **Catherine G. Schultz, a married woman, Richard A. Schultz, a married man, Thomas E. Schultz, a married man, and James C. Schultz, a married man**, whose address is **806 Villa Ridge Road, Falls Church, VA 22046** (hereinafter "GRANTOR"), and **Kevin J. Magliato and Lisa A. Magliato, a married couple**, as tenants **by the entirety**, whose address is **8 Oatsfield Circle, Penfield, NY 14526** (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 1 OF CHATEAUGAY, INC., A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 546, PAGE 332, AS AMENDED, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 1, PAGE 34, AS AMENDED, 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.

(acknowledgment signatures on following page)

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd.
Jacksonville FL 32217

Richard A. Schultz
Richard A. Schultz

(2) [Signature]
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

STATE OF Florida
COUNTY OF St Johns

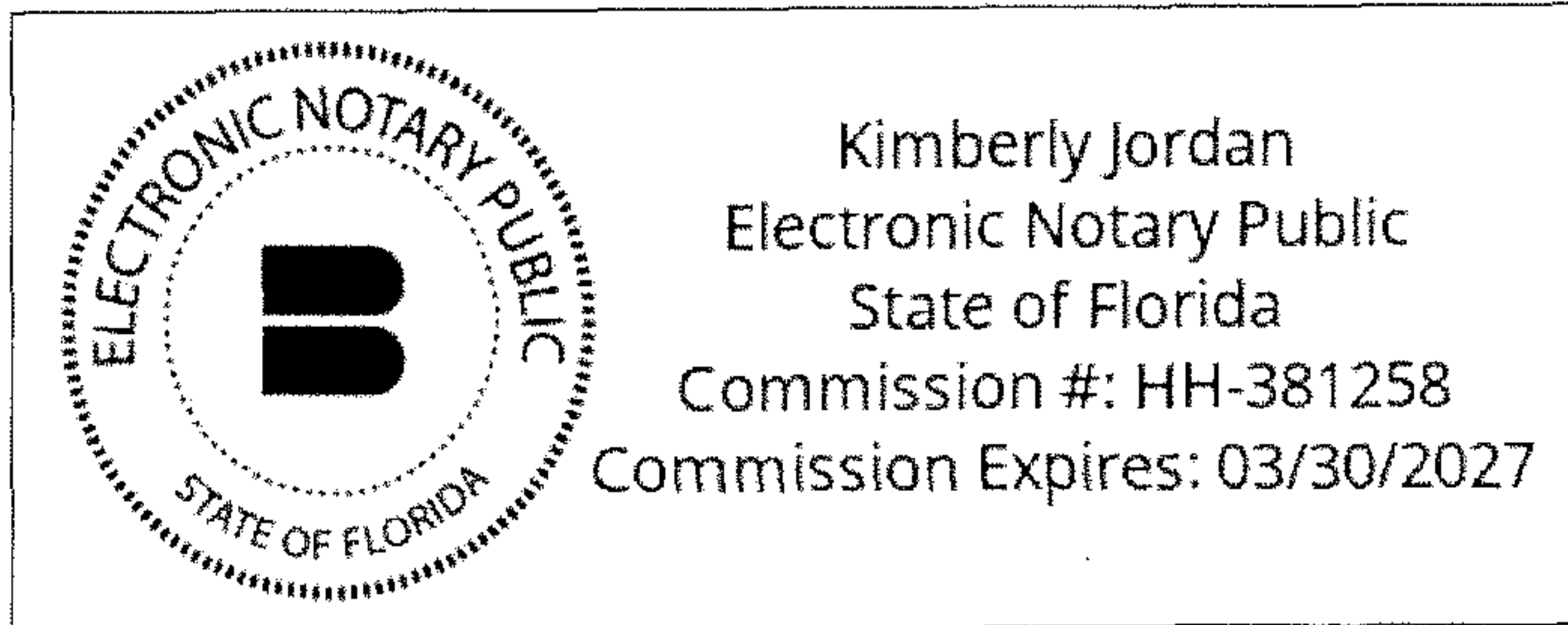
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2026, by Richard A Schultz, who is/are personally known to me or who has/have produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



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:

(1) Britany Miller
Printed Name Britany Miller
P.O. Address 637 s loop dr
cedar hill tx 75104

Thomas E. Schultz
Thomas E. Schultz

(2) Beau MacDonnell
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave,
Phoenix, AZ 85014

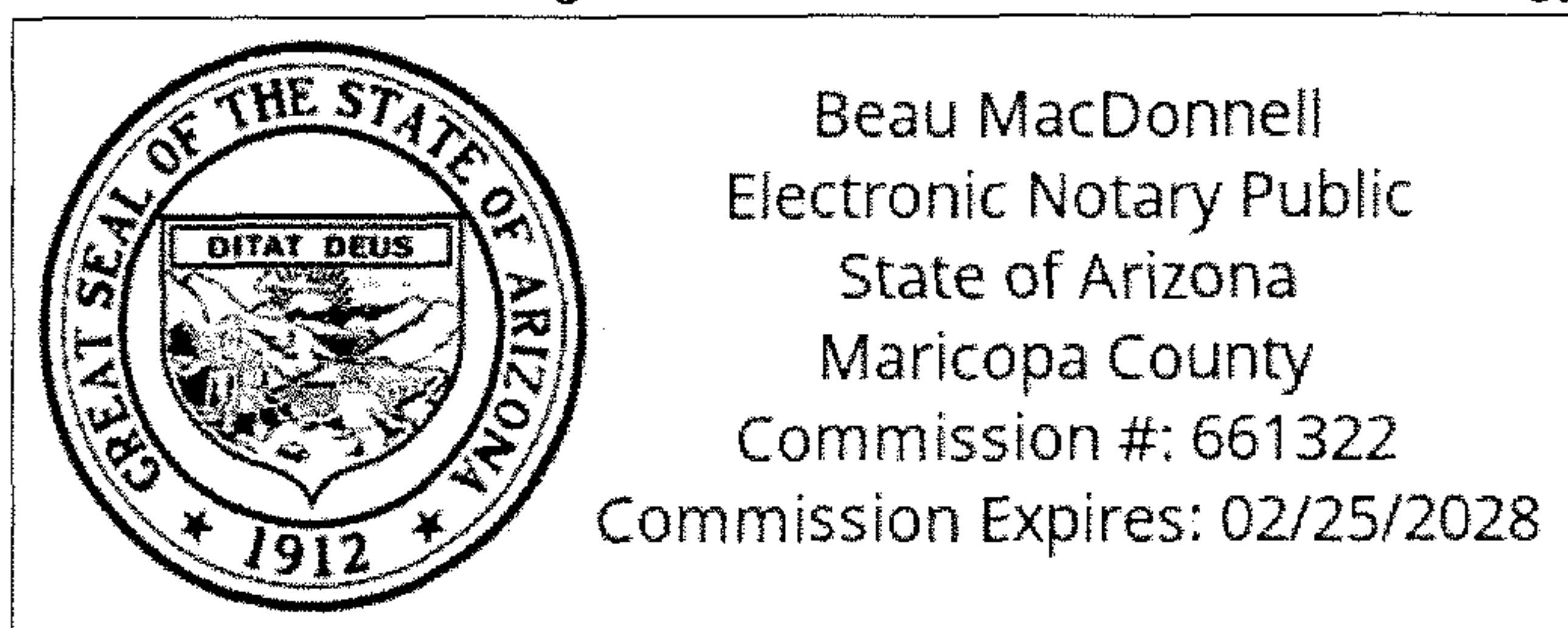
STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by Thomas E Schultz, who is/are personally known to me or who has/have produced Driver license Passport _____ as identification.

Beau MacDonnell
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commisison Expires: 02/25/2028

Notarized online using audio-video communication technology



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:

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:

(1) Joanne Ben

Catherine G. Schultz
Catherine G. Schultz

Printed Name Joanne Ben
P.O. Address 4700 Millenia Blvd. #500
Orlando, FL 32839

(2) [Signature]

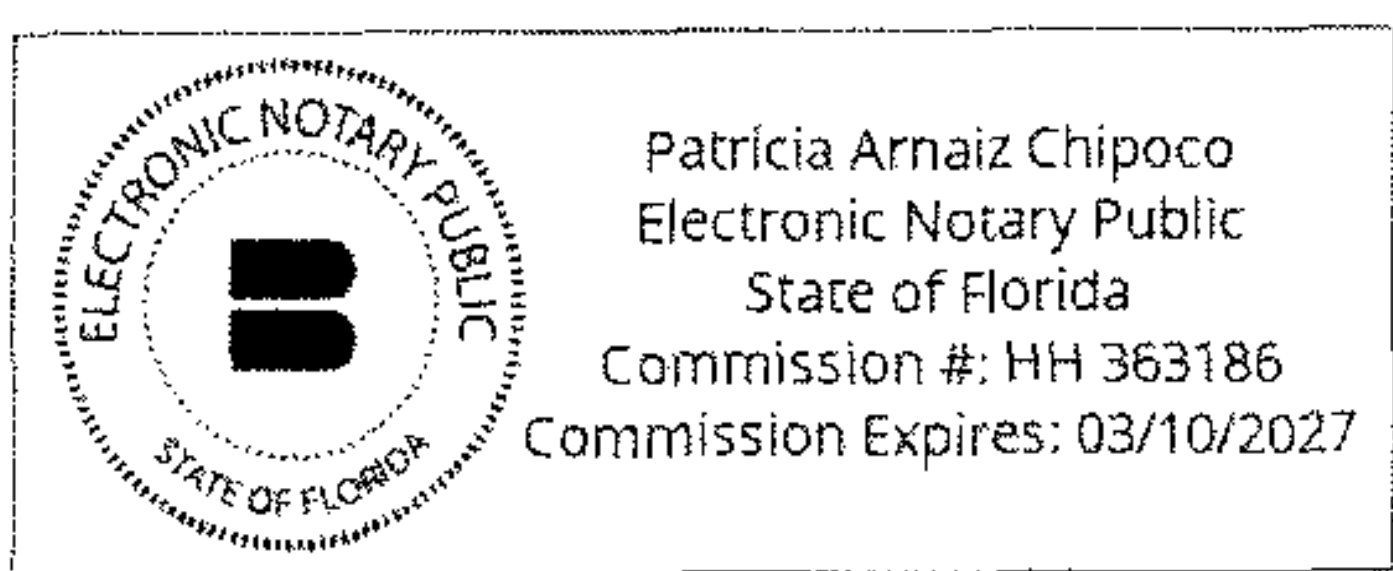
Printed Name Patricia Arnaiz Chipoco
P.O. Address 1680 Sunny Brook Ln NE J107
Palm Bay FL 32905

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27 day of May, 2026, by Catherine G Schultz, () who is/are personally known to me or () who has/have produced DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public

Notarized online using audio-video communication technology



Patricia Arnaiz Chipoco
Print, Type/Stamp Name of Notary

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

WITNESSES:

GRANTOR:

(1) Ashley Hall
Printed Name Ashley Hall
P.O. Address 291 Hwy 47
West Point, MS 39773

James C. Schultz
James C. Schultz

(2) [Signature]
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave,
Phoenix, AZ 85014

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by James C Schultz who is/are personally known to me or who has/have produced Driver license Passport as identification.

[Signature]
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commisison Expires: 02/25/2028

Notarized online using audio-video communication technology

