

5/28/2026 5:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500225

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.

Doc Stamp-Deed: \$4,550.00

File No: 2026-05-4583

Parcel ID Number: 0175-06-2040

## WARRANTY DEED

This WARRANTY DEED, made May 27, 2026, by **DONNA R. HOLLIS AND DEBRA J. HOLLIS, CO-TRUSTEES OF THE THOMAS C. LUYCKX REVOCABLE TRUST U/A/D JANUARY 13, 2001, AS AMENDED BY THE RESTATEMENT OF THE THOMAS C. LUYCKX LIVING TRUST DATED JANUARY 13, 2001**, whose address is 22709 Lilac Street, Farmington, MI 48336 (the "Grantor"), to **BRUCE MAZZONI AND CONSTANCE MAZZONI, HUSBAND AND WIFE**, whose address is 510 Paddington Lane, Cranberry Township, PA 16066 (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 SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$650,000.00) 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 605-C, The Sansovino Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1045, Page(s) 2065 through 2021, and as per Condominium Plat thereof recorded in Condominium Book 8, Page(s) 6 of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

**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.

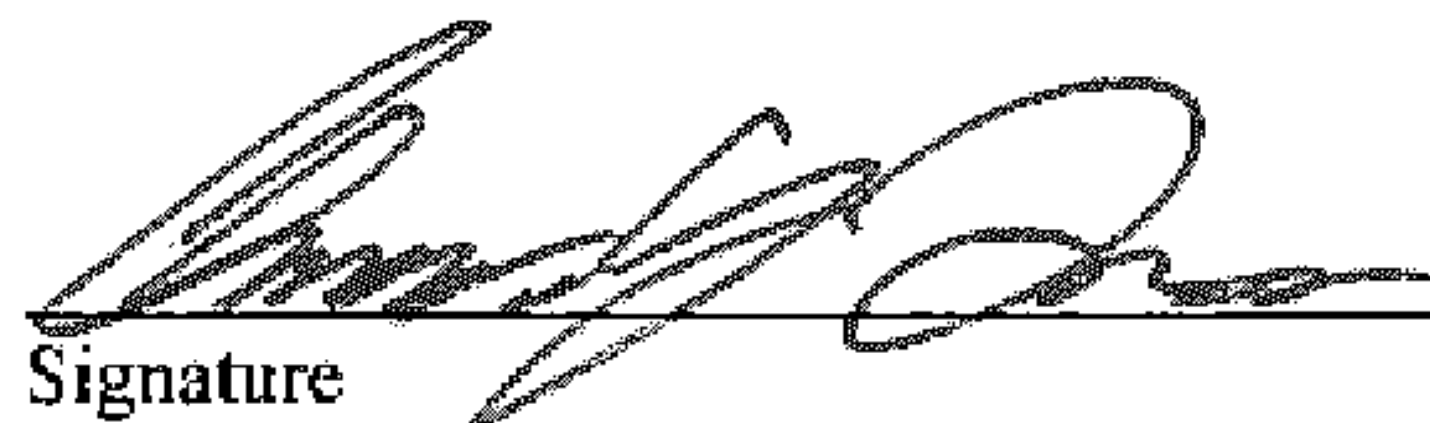
**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

-SIGNATURES APPEAR ON NEXT PAGE(S)-

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:*

  
Signature  
Witness Printed Name Christopher J. Lagoe  
Witness #1 Address 880 W. Long Lake Rd  
Troy, MI 48098

The Thomas C. Luyckx Revocable Trust u/a/d January 13, 2001, as Amended by the Restatement of The Thomas C. Luyckx Living Trust dated January 13, 2001

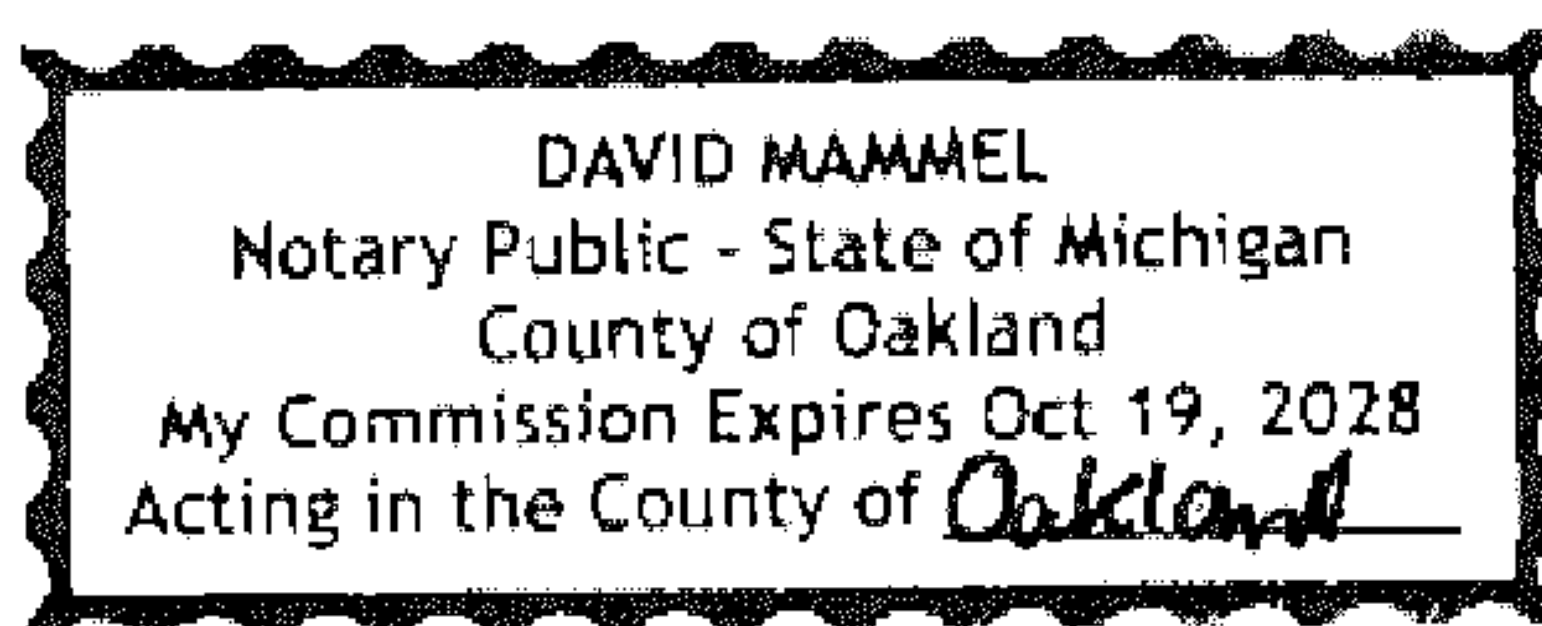
By:   
Donna R. Hollis, Individually and as Co-Trustee

By:   
Debra J. Hollis, Individually and as Co-Trustee

  
Signature  
Witness Printed Name Elena Malinova  
Witness #2 Address 880 W. Long Lake Rd. Suite 150  
Troy, MI 48098

State of Michigan  
County of Oakland

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 27th day of May, 2026, by Donna R. Hollis and Debra J. Hollis, Individually and as Co-Trustees of The Thomas C. Luyckx Revocable Trust u/a/d 01/13/2001 as amended by the Restatement of The Thomas Luyckx Living Trust dated 01/13/2001, who is/are  personally known to me or who has/have  produced \_\_\_\_\_ as identification.



  
Notary Public  
Print Name: David Mammel  
My Commission Expires: October 19, 2028