

5/29/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500418

Doc Stamp-Deed: \$3,192.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-44

Parcel Identification No 0373010210

[Space Above This Line For Recording Data]

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

This indenture made the 28th day of May, 2026 between Arthur O'Hare and Margaret O'Hare, husband and wife, whose post office address is 3730 Cadbury Circle, # 401, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to Nicole Gabrielle Fabrizio and Kevin Fabrizio, wife and husband, whose post office address is 138 Montelluna Dr, North Venice, FL 34275, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 10, Block 2, VENETIAN GOLF & RIVER CLUB, PHASE 1, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 15, of the Public Records of Sarasota County, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:

Arthur O'Hare

Arthur O'Hare

Margaret O'Hare

Margaret O'Hare

205 N. Orange Ave, # 207
Sarasota, FL 34236

WITNESS 1 ADDRESS

138 Palazzo Ct.
N. Venice, FL 34275

WITNESS 2 ADDRESS

David D. Russell

WITNESS **David D. Russell**
PRINT NAME: _____

Colleen Stone

WITNESS
PRINT NAME: Colleen Stone

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2026, by Arthur O'Hare and Margaret O'Hare, who is/are personally known to me or who has/have produced Florida Driver's License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

