

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072929 2 PG(S)**

5/29/2026 2:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500658

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: \$18,200.00

File No.: 2026-05-4569

Parcel ID Number: 0011-08-4004

WARRANTY DEED

This WARRANTY DEED, made May 29, 2026, by **MARGARET L. COSTELLO AND THOMAS E. COSTELLO, WIFE AND HUSBAND**, whose address is 8599 Flying B Way, 4306, Highlands Ranch, CO 80129 (the "Grantor"), to **RICHARD A. ABBOTT, AN UNMARRIED MAN**, whose address is 25 Eldor Lane, Trumbull, CT 06611 (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 TWO MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,600,000.00) 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 B204, SANCTUARY III AT LONGBOAT KEY CLUB, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2315, Page 1708, as thereafter amended, and as per Plat thereof recorded in Condominium Book 29, Page 27, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

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 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:

Michele L Beecher
Signature
Witness Printed Name Michele L Beecher
Witness #1 Address 10325 Charissglenn Cir
Highlands Ranch CO 80126

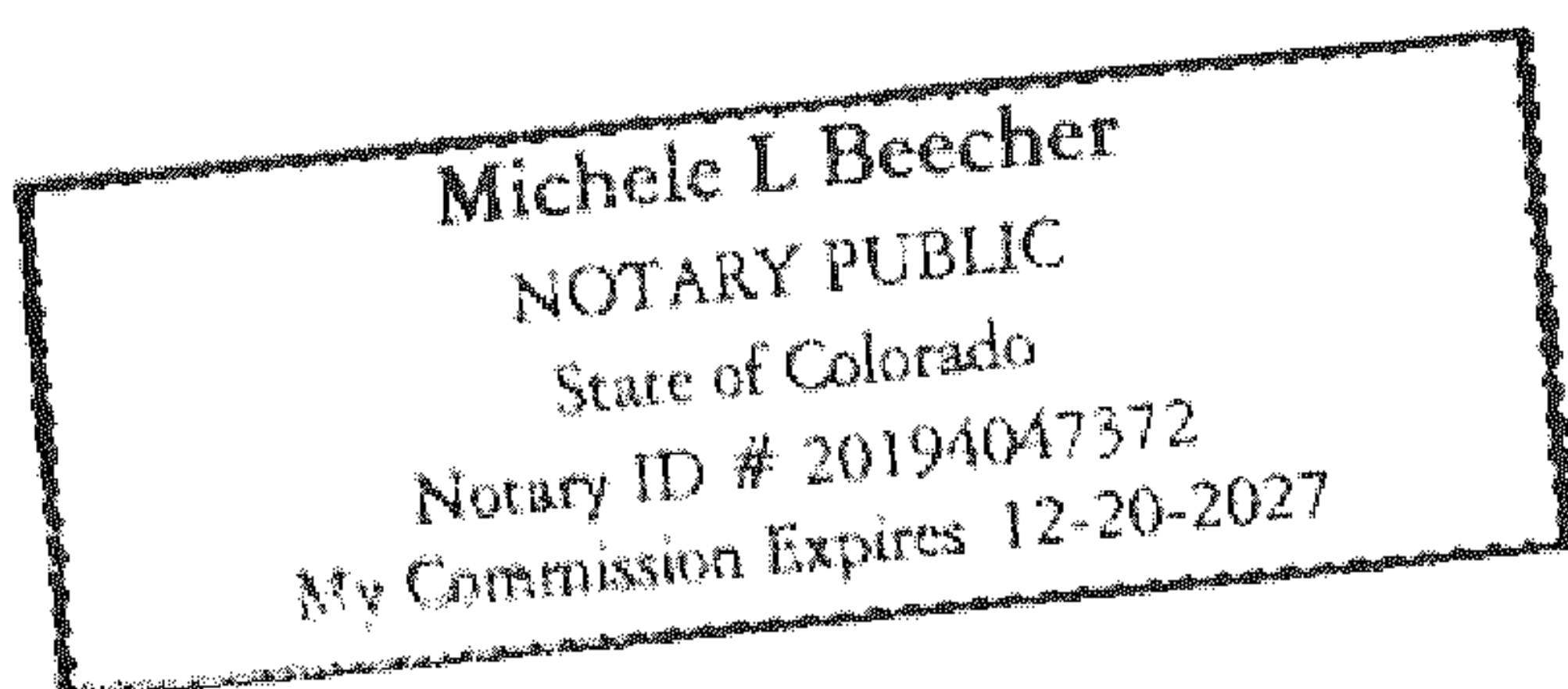
Margaret L Costello
Margaret L. Costello

Judith W Weiter
Signature
Witness Printed Name Judith W Weiter
Witness #2 Address 8565 Flying B Way, Unit 5210
Highlands Ranch, CO 80129

Thomas E Costello
Thomas E. Costello

State of CO
County of Douglas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 29th day of May, 2026, by Margaret L. Costello and Thomas E. Costello, who is/are personally known to me or who has/have produced driver license as identification.



Michele L Beecher
Notary Public
Print Name: Michele L Beecher
My Commission Expires: 12-20-2027