

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073135 2 PG(S)**

5/29/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500826

Consideration: \$450,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48920-001

Doc Stamp-Deed: \$3,150.00

Property Appraiser's Parcel ID No.: 0084-02-1002

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of May, 2026, by and between **ALICE HOWARD, A SINGLE WOMAN**, whose address is **5420 Eagles Point Cir, #105, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **JOAN CARUSO AND MICHAEL MAST, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **638 Danbury Road, 38, Ridgefield, CT 06877** (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 102, BUILDING 1, THE LANDINGS SOUTH I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1677, PAGE 285, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 22, PAGE 24, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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.

(acknowledgment signatures on following page)

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) *MB*
Printed Name Mallory Bauer
P.O. Address 3700 S TAMiami
SARASOTA FL 34239

Alice Howard
Alice Howard

(2) *Mary Pat Redford*
Printed Name Mary Pat Redford
P.O. Address 1427 Pine Bay Dr
Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2026, by Alice Howard, who is/are personally known to me or who has/have produced *D* as identification.

MB
Signature of Notary Public

Print, Type/Stamp Name of Notary

