

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

5/29/2026 4:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3500892

File Number: 2026-0298

Doc Stamp-Deed: \$2,093.00

Property address:
277 Mestre Pl, Nokomis, Florida 34275

General Warranty Deed

Made this May 29, 2026 A.D. By **Richard Pilozzi, a single man**, whose post office address is: 200 N Service Rd W Unit 7 Ste 471, Oakville, On, L6M 2Y1, Canada, , hereinafter called the Grantor, to; **Alise Montenero and Brian Provencher, Sr, Wife and Husband**, whose post office address is: 2 Whidden Lane, Litchfield, New Hampshire 03052, hereinafter called 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 \$299,000.00 and other valuable considerations, 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, viz:

LOT 18, VENETIAN GOLF & RIVER CLUB, PHASE 4A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 18, 18A AND 18B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0375040180**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 taxes accruing subsequent to December 31, 2025.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:
X [Signature]

Witness 1 Printed Name and Address:
BALASI GERACAN
1140 GLENVALE RD, OAKVILLE
ON L6M 3K8.

X [Signature]
Richard Pillozzi

Address: 200 N Service Rd W Unit 7 Ste 471,
Oakville, On, L6M 2Y1, Canada,

Witness 2 signature:
X [Signature]

Witness 2 Printed Name and Address:
MICHAEL DE FABRIZIO
200-4145 North Service Road
Burlington, ON, L7L 6A3

WALK-IN NOTARY 1888-383-0383
www.walkinnotary.com
info@walkinnotary.com
200-4145 North Service Road
Burlington, ON, L7L 6A3

Province of ONTARIO County of HALTON

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 22 day of May, 2026, by Richard Pillozzi, who has produced DRIVER'S LICENCE as identification.

X [Signature]

Notary Public

Print Name:

My Commission Expires:

Seal:

Michael De Fabrizio
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

WALK-IN NOTARY 1888-383-0383
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Burlington, ON, L7L 6A3

