

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074427 2 PG(S)**

6/2/2026 12:51 PM

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$1,050,000.00
Doc Stamps: \$7,350.00
Recording Fee: \$18.50

Parcel Identification Number(s): 2019140037

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501848

Doc Stamp-Deed: \$7,350.00

WARRANTY DEED

This Warranty Deed is made effective this 29th day of May, 2026, by Pamela Ann Singer and Robert Joseph Singer, wife and husband, whose post office address is 427 Woodlawn Terrace, Hollidaysburg, PA 16648, hereinafter referred to as "Grantor", to Julie Fadel, whose post office address is 3611 Red Oak Drive La Grange, KY 40031, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lots 1 and 2, Block 40, REVISED Plat of SIESTA Subdivision, as per plat thereof recorded in Plat Book 1, Page 243, Public Records of Manatee County, Florida and Plat Book A, Page 38, Public Records of Sarasota County, Florida.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Emily Maciolek
Witness#1 Print: Emily Maciolek
Witness #1 Address: 3000 Fairway Drive
Altoona, PA 16602

Pamela Ann Singer
Pamela Ann Singer

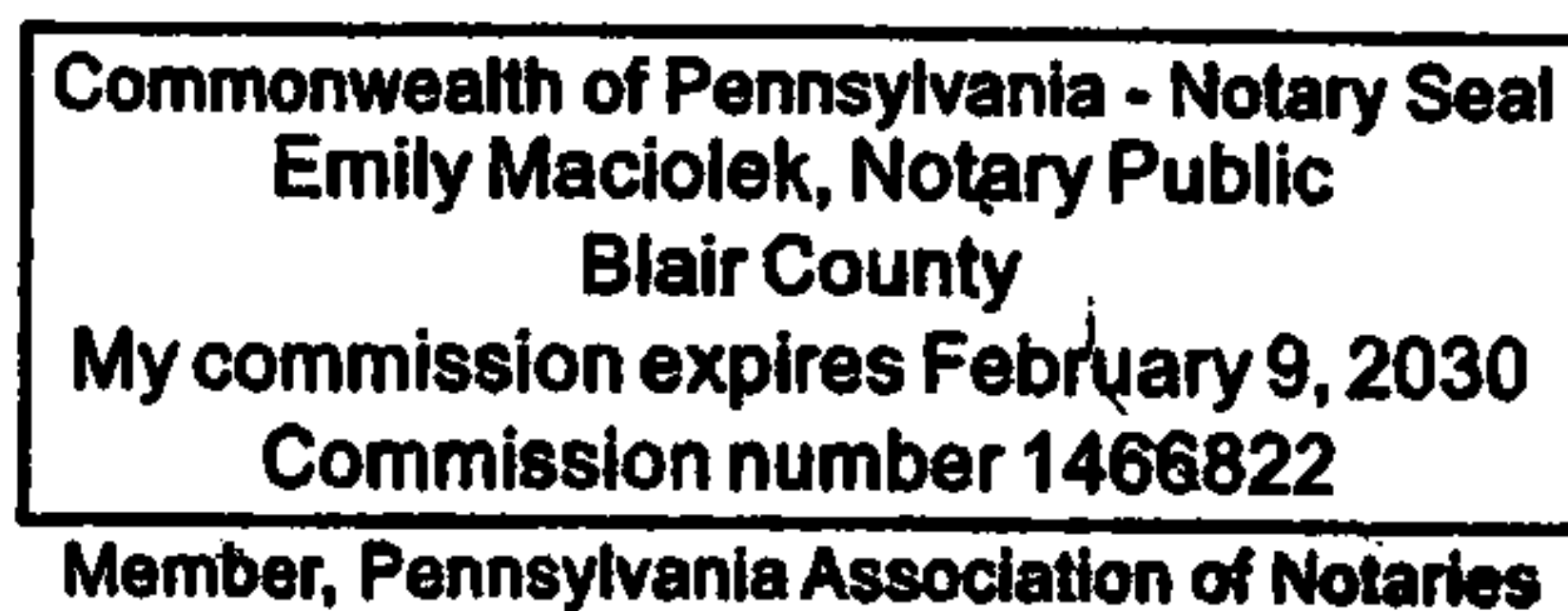
Witness#2 Sign: Sarah Lee
Witness#2 Print: Sarah Lee
Witness #2 Address: 3000 Fairway Drive
Altoona PA 16602

Robert Joseph Singer
Robert Joseph Singer

STATE OF Pennsylvania
COUNTY OF Blair

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of May, 2026, by Pamela Ann Singer and Robert Joseph Singer, who ☐ are personally known to me, or ☒ have produced PA Driver's Licenses as identification.

(SEAL)



Emily Maciolek
Notary Public
Print Name: Emily Maciolek
My Commission Expires: 2/9/2030