

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
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File No 6430-26SW-FL

6/2/2026 12:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501865

Doc Stamp-Deed: \$2,065.00

Parcel Identification No 0460021113

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WARRANTY DEED

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

This indenture made the 29th day of May, 2026 between John M. Gallagher and Diane Gallagher, Individually and as Trustees of John and Diane Gallagher Revocable Trust dated May 22, 2024, whose post office address is 328 Housatonic Avenue, Stratford, CT 06615, of the County of Fairfield, State of Connecticut, Grantor, to Marc N. Paquette and Denise L. Paquette, husband and wife, whose post office address is 27 Nob Hill Rd, Lewiston, ME 04240, of the County of Androscoggin, State of Maine, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit M-30-A, Phase EE, of Casa Di Amici, a Condominium, according to the Declaration of Condominium thereof, as recorded in Instrument Number 2003242857 and re-recorded in Instrument Number 2004067960 and Amendment adding Phase No. II to the Declaration recorded in Instrument Number 2004229649 and as per plat thereof recorded in Condominium Plat Book 37, Page(s) 20, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 328 Housatonic Avenue, Stratford, CT 06615.

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 Grantees 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alphonse Balzano

WITNESS #1 SIGNATURE

Alphonse Balzano

WITNESS #1 PRINTED NAME

33 Park Ave., Madison, CT 06443

WITNESS #1 ADDRESS

Marie Ward

WITNESS #2 SIGNATURE

Marie Ward

WITNESS #2 PRINTED NAME

1805 Grandoak Dr., Pearland, TX 77581

WITNESS #2 ADDRESS

STATE OF Texas

COUNTY OF Brazoria

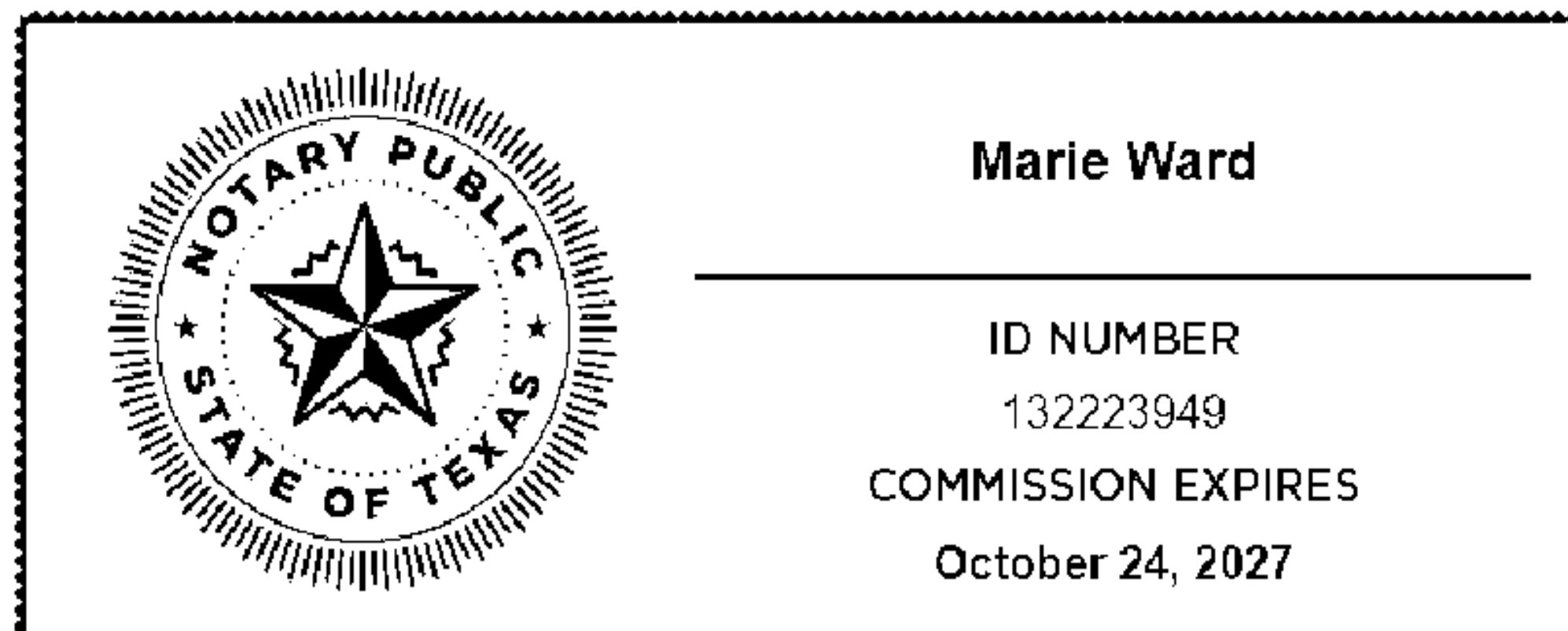
The foregoing instrument was acknowledged before me by means of (☐) physical presence or (☒) online notarization, this 28th day of May, 2026, by John M. Gallagher, Individually and as Trustees of John and Diane Gallagher Revocable Trust dated May 22, 2024, (☐) who is/are personally known to me or (☒) who has/have produced a DRIVER LICENSE as identification.

Marie Ward

Signature of Notary Public

Marie Ward

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

April Ridley-Cutts

WITNESS #1 SIGNATURE

April Ridley-Cutts

WITNESS #1 PRINTED NAME

P.O. Box 5316 Chesapeake VA 23324

WITNESS #1 ADDRESS

Jacob M George

WITNESS #2 SIGNATURE

Jacob M George

WITNESS #2 PRINTED NAME

43420 Hwy. 27, #161 Davenport FL 33837

WITNESS #2 ADDRESS

STATE OF Virginia

COUNTY OF City of Alexandria

MA

The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 28th day of May, 2026, by ~~John M. Gallagher~~ and Diane Gallagher, Individually and as Trustees of John and Diane Gallagher Revocable Trust dated May 22, 2024, () who is/are personally known to me or (☒) who has/have produced driver license as identification.

Mohamud Aden

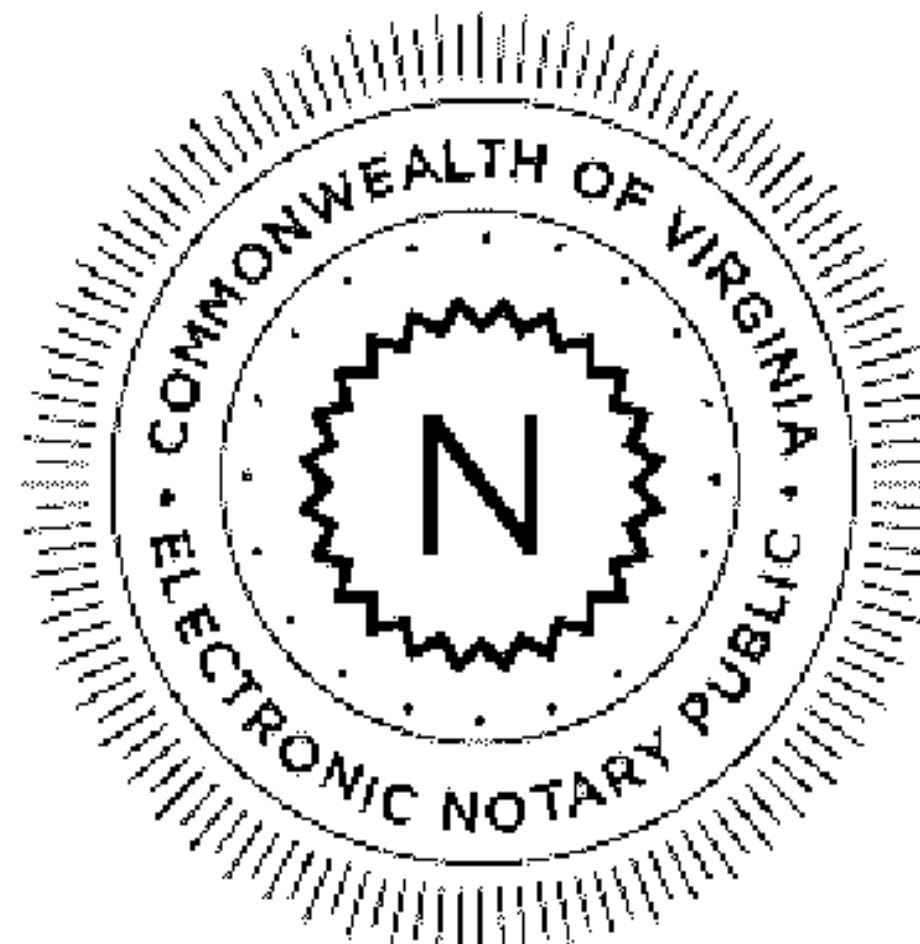
7898118

Signature of Notary Public

Electronic Notary Public

Print, Type/Stamp Name of Notary

03/31/2030



Mohamud Aden

REGISTRATION NUMBER

7898118

COMMISSION EXPIRES

March 31, 2030

Notarized remotely online using communication technology via Proof.