RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074461 2 PG(S)
6/2/2026 1:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501871

Consideration: $10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Matthew D. Unzicker, Esq. LL.M.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202

Property Appraiser's Parcel ID No.: 0177101071

Doc Stamp-Deed: $0.70

This Deed Was Prepared Without the Benefit of Title Examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of June 2026, by and between **JOHN TIMOTHY, A MARRIED MAN,** whose address is **1212 Triano Circle #1212, Venice, Florida 34292** (hereinafter "GRANTOR"), and **TRIANO WAY RE LLC, a Florida Limited Liability Company,** whose address is **1212 Triano Circle #1212, Venice, Florida 34292** (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 71, VENICE VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1074, PAGES 1127 THRU 1162, AS AMENDED IN O.R. BOOK 1113, PAGE 768, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 36, 36A THRU 36F, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO KNOWN AS: 908 VILLAS DRIVE #71, VENICE, FLORIDA 34285

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the 1st day of June 2026.

Signed, Sealed and Delivered in presence of:

Matthew Unzicker, *Witness*
c/o Berlin Patten Ebling PLLC
201 Center Road, Suite 210
Venice, Florda 34285

JOHN TIMOTHY, *Grantor*

Karen Ponomarenko, *Witness*
c/o Berlin Patten Ebling PLLC
201 Center Road, Suite 210
Venice, Florda 34285

STATE OF FLORIDA §
§
COUNTY OF SARASOTA §

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **JOHN TIMOTHY**, **Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 1st day of June 2026.

MATTHEW D. UNZICKER, ESQ., Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MATTHEW D. UNZICKER
Commission # HH 428464
Expires August 1, 2027