

Consideration: \$655,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49224-001

6/3/2026 1:38 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502549

Doc Stamp-Deed: \$4,585.00

Property Appraiser's Parcel ID No.: 0407142221

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of June, 2026, by and between **TODD S. PATRICK AND NICOL M. PATRICK, HUSBAND AND WIFE**, whose address is **21910 Anasazi Way, Golden, CO 80401** (hereinafter "GRANTOR"), and **PETER DIPAOLA AND LINDA DIPAOLA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **15489 Bridgewater Club Boulevard, Carmel, IN 46033** (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 614, THE WATERFRONT ON VENICE ISLAND, BUILDING C, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007096240, AS AMENDED, AND ACCORDING TO THE CONDOMINIUM PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 40, PAGES 44, 44A THROUGH 44E, AS AMENDED, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH PARKING SPACE #9.

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) Saeed Sarir
Printed Name Saeed Sarir
P.O. Address _____
13606 bylake ct Houston tx 77077

Todd S. Patrick
Nicol M. Patrick
Nicol M. Patrick

(2) Beau MacDonnell
Printed Name Beau MacDonnell
P.O. Address 1316 E. Meadowbrook Ave,
Phoenix, AZ 85014

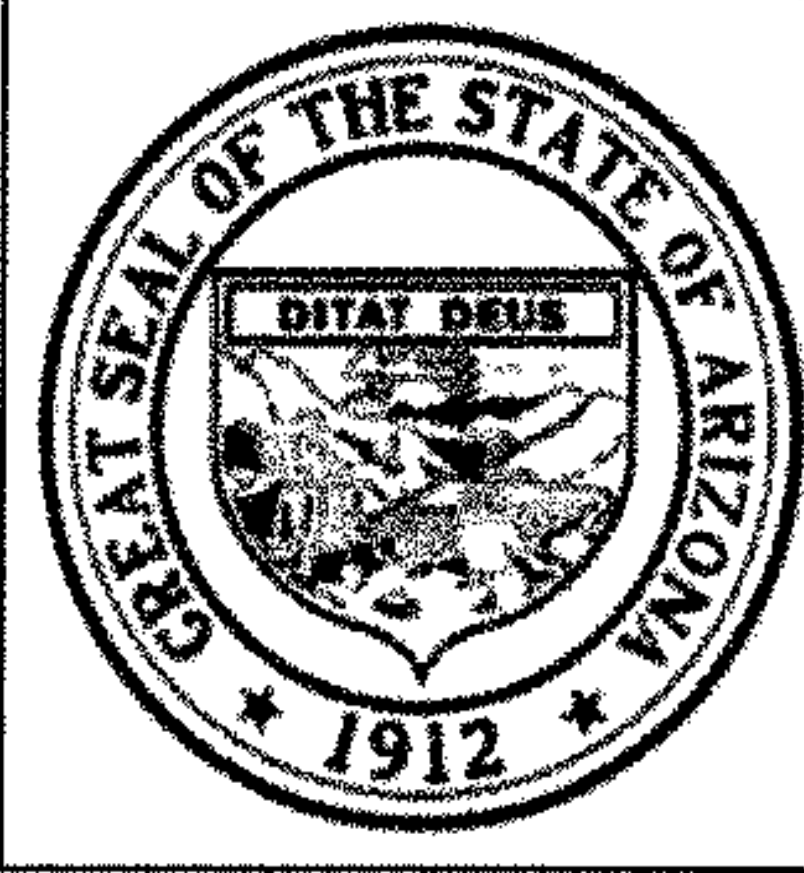
STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of bm (☐) physical presence or (☒) online notarization, this 2nd day of June, 2026, by ~~Todd S. Patrick~~ and Nicol M. Patrick, (☐) who are personally known to me or (☒) who have produced (☒) Driver license () Passport as identification.

Beau MacDonnell
Signature of Notary Public
Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commission Expires: 02/25/2028

(AFFIX SEAL)

Notarized online using audio-video communication technology



Beau MacDonnell
Electronic Notary Public
State of Arizona
Maricopa County
Commission #: 661322
Commission Expires: 02/25/2028

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) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd
Jacksonville FL 32217

Todd S. Patrick
Todd S. Patrick

Nicol M. Patrick

(2) [Signature]
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2 day of June, 2026, by Todd S. Patrick and ~~Nicol M. Patrick~~, ☐ who are personally known to me or ☒ who have produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public
Kimberly Jordan

(AFFIX SEAL)

Print, Type/Stamp Name of Notary

My Commission Expires: 03/30/2027

Notarized online using audio-video communication technology

