

6/4/2026 11:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503025



Prepared by and return to:

Holly M. Nikolich

Pinnacle Law Group, P.A.

1330 Main Street, 2nd Floor

Suite 6

Sarasota, FL 34236

(941) 957-9500

Doc Stamp-Deed: \$3,220.00

File No 2026-161

Consideration 460,000.00

Parcel Identification No 0134151015

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WARRANTY DEED

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

This indenture made the 3rd day of June, 2026, between Stephen J. DeAngelis, Susan E. Emery, and Robert M. DeAngelis, whose post office address is 81 Comstock Trail, East Hampton, CT 06424, of the County of Middlesex, Connecticut, Grantors, to Joseph Anthony Brigante, III and Cheryl A. Brigante, husband and wife, whose post office address is 8911 Veranda Way, #213, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$460,000.00) and other good and valuable considerations to said Grantors 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 County, Florida, to-wit:

Unit 213, STONEYBROOK VERANDAS CONDOMINIUM I, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2662, Page 157 and any amendments thereto, and according to Condominium Plat recorded in Condominium Book 30, Pages 39, 39A and 39B; of the Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

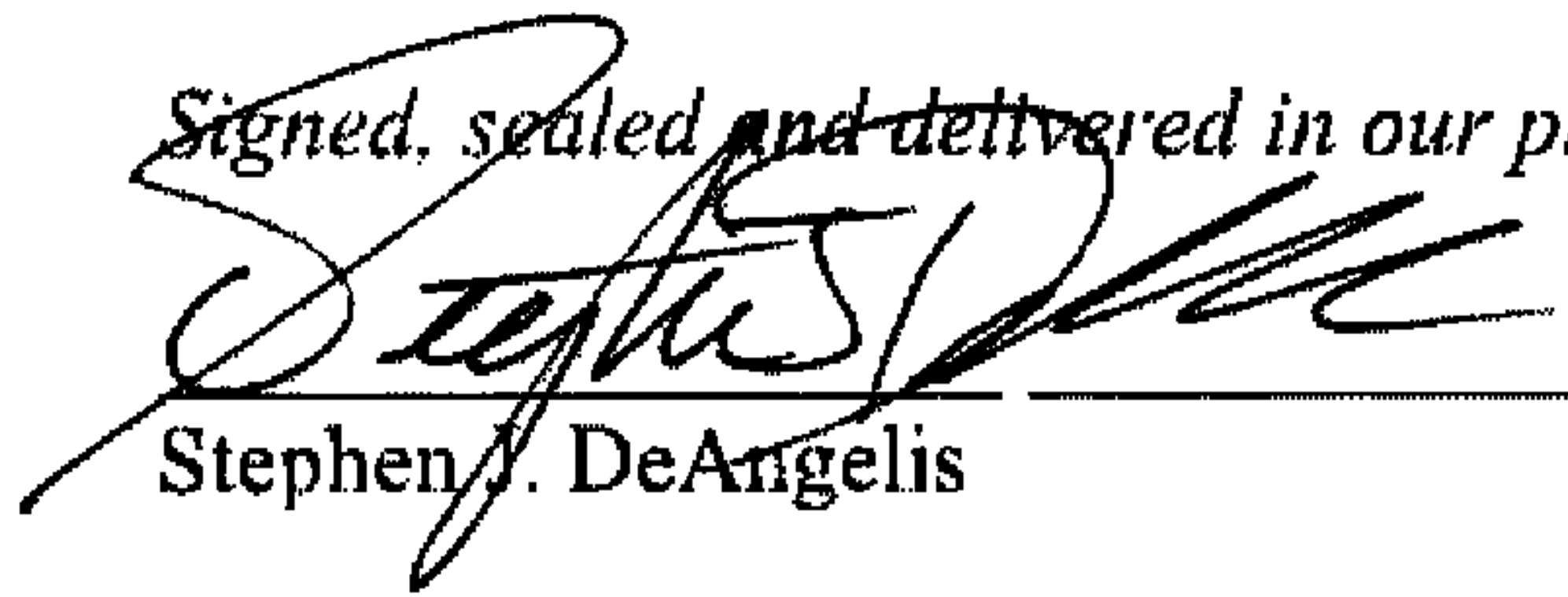
Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Stephen J. DeAngelis' residence and homestead address is: 81 Comstock Trail, East Hampton, CT 06424. Susan E. Emery's residence and homestead address is: 147 Winnapaug Road, Westerly, RI 02891. Robert M. DeAngelis' residence and homestead address is: 19 Warwick Drive, Westwood, MA 02090.

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.

Page 2 of 3

Signed, sealed and delivered in our presence:


Stephen J. DeAngelis



WITNESS

PRINT NAME: Kendra L. Shogren



WITNESS

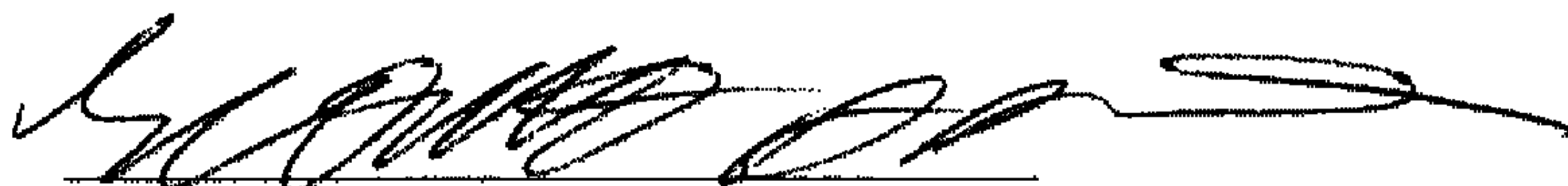
PRINT NAME: SQUIRREL A. ALMONTE

67 Cornstock Trail
EAST HARTFORD, CT 06124
WITNESS 1 ADDRESS

55 Lido Rd
UNIONVILLE, CT, 06085
WITNESS 2 ADDRESS

STATE OF CONNECTICUT
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 22 day of May, 2026, by Stephen J. DeAngelis, () who is/are personally known to me or (X) who has/have produced DRIVER LICENSE as identification.



Signature of Notary Public

SQUIRREL A. ALMONTE

Print, Type/Stamp Name of Notary

