

6/4/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503288

Prepared by and return to:

Brian M. Balduzzi

Florida Bar No. 1061146

Faegre Drinker Biddle & Reath LLP

105 College Road East, P.O. Box 627

Princeton, NJ 08542

(215) 988-1149

Brian.balduzzi@faegredrinker.com

Parcel Identification No. 2010-09-5019

Consideration: \$10.00

WARRANTY DEED

THIS WARRANTY DEED made as of this 1st day of June, 2026, by and between **VINCENT J. RUSSO, as to an undivided 50% tenants in common interest, and NANCE J. RUSSO, as to an undivided 50% tenants in common interest**, whose address is 97 Wilshire Drive, Belle Mead, New Jersey 08502 (hereinafter "GRANTORS"), to **VINCENT J. RUSSO and NANCY J. RUSSO, as husband and wife**, whose address is 97 Wilshire Drive, Belle Mead, New Jersey 08502 (hereinafter "GRANTEES"):

Witnesseth that said GRANTORS, for and in consideration of the sum of Ten AND 00/100 Dollars (\$10.00), and other good and valuable consideration to said GRANTORS in hand paid by said GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate lying and being in the county of Sarasota, State of Florida to wit:

Unit 604, La Bellasara, a Condominium, according to the Declaration of Condominium recorded in Office Records Instrument No. 2006061218, and subsequent amendments thereto, and as per plat thereof as recorded in Condominium Book 39, Page 15, 15A to 15K, inclusive, of the Public Records of Sarasota County, Florida; together with its undivided interest or share in the common elements.

GRANTORS hereby covenant with GRANTEES that GRANTORS are lawfully seized of the property in fee simple; that GRANTORS have good right and lawful authority to sell and convey the property; that the property is free of all encumbrances not set forth herein.

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

This conveyance does not result in a change of beneficial ownership and is exempt from documentary stamp tax pursuant to Florida Administrative Code 12B-4.013(28)(a).

The property being conveyed hereby is not the homestead of the GRANTORS.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

Signed in the presence of:

Lisa S. Pesser
Print Name: Lisa S. Pesser
Address: 33 North 9th Avenue
Highland Park, NJ 08904

V. J. Russo
VINCENT J. RUSSO

Brian M. Balducci
Print Name: Brian M. Balducci
Address: 1916 Fernow St.
Philadelphia, PA 19145

N. J. Russo
NANCE J. RUSSO

STATE OF NEW JERSEY :
: ss.
COUNTY OF MIDDLESEX :

The foregoing instrument was acknowledged before me on the 15th day of June, 2026, by means of (✓) physical presence or () online notarization, by VINCENT J. RUSSO, who is personally known to me, or who has produced _____ as identification.

(SEAL)

Jena M. Panciello
Notary Public
Printed Name: Jena M. Panciello
Commission Expiration: 10/22/2029

STATE OF NEW JERSEY :
: ss.
COUNTY OF MIDDLESEX :

JENA M. PANCIELLO
A Notary Public of New Jersey
Commission ID # 50227077
My Commission Expires October 22, 2029

The foregoing instrument was acknowledged before me on the 15th day of June, 2026, by means of (✓) physical presence or () online notarization, by NANCE J. RUSSO, who is personally known to me, or who has produced _____ as identification.

(SEAL)

Jena M. Panciello
Notary Public
Printed Name: Jena M. Panciello
Commission Expiration: 10/22/2029