

6/5/2026 1:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503825

Doc Stamp-Deed: \$32,956.00

Prepared by and return to:

Stefan Sinn, Esq.

Standard Title

1860 Forest Hill Blvd., Ste. 107

West Palm Beach, FL 33406

(561) 966-3300

File Number: 26-47

Parcel Identification No 2017-03-2036

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WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

THIS INDENTURE, is made this 5 day of June, 2026 **BETWEEN**

Daniel Napoli and Tina Shao Napoli F/K/A Jing Shao Napoli, husband and wife,

Grantor*, whose address is 7954 Royal Birkdale Cir, Lakewood Ranch, FL 34202,
and

WINSTON TAFT, LLC, a Florida Limited Liability Company,

Grantee*, whose address is 679 WASHINGTON STREET, Unit # 3-375, SO.
ATTLEBORO, MA 02703.

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 701 of The Beach Residences, A Condominium, according to The Declaration of Condominium recorded in Instrument Number 2005259548, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 38, Page 35, Public Records of Sarasota County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

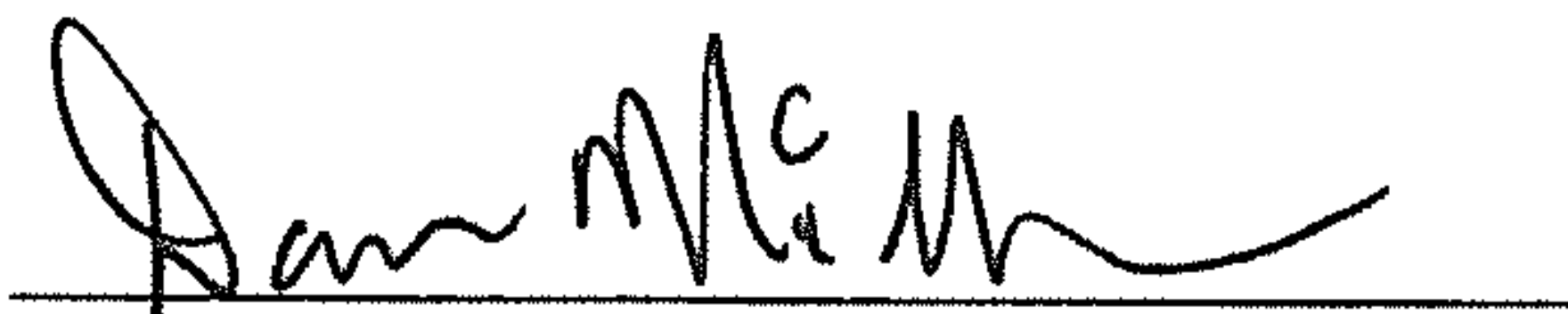
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging in or anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor does 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.



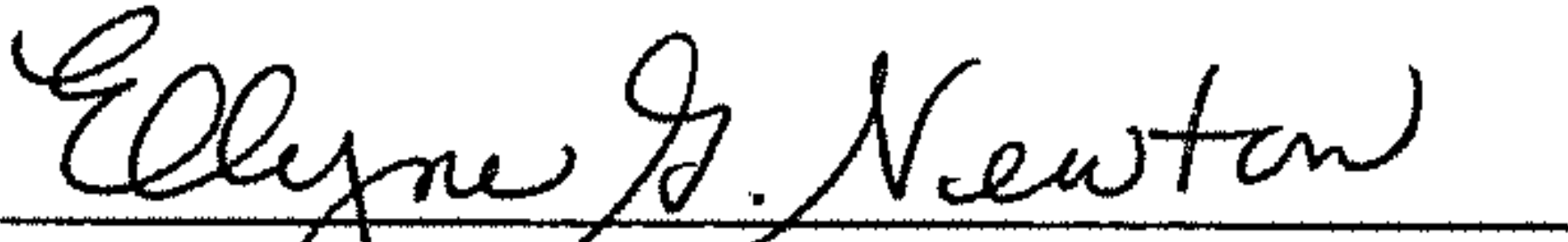
Witness Signature

Dawn McMullen

Print Name

1300 Benjamin Franklin Dr
Sarasota FL 34236

Print Address



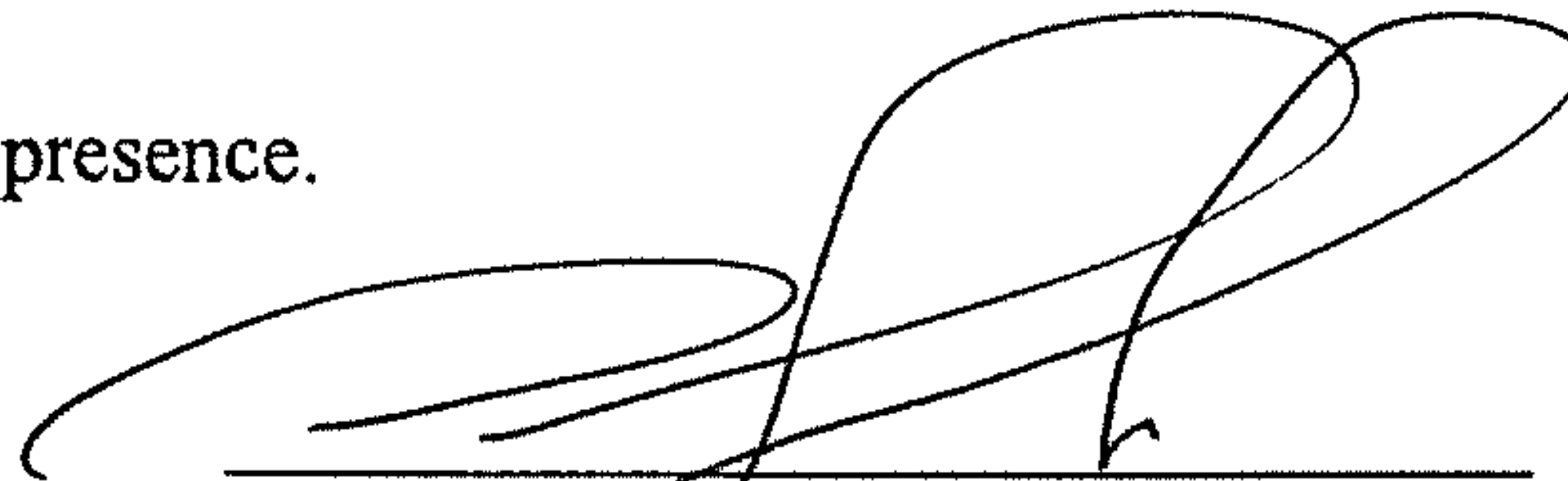
Witness Signature

Ellyne G. Newton

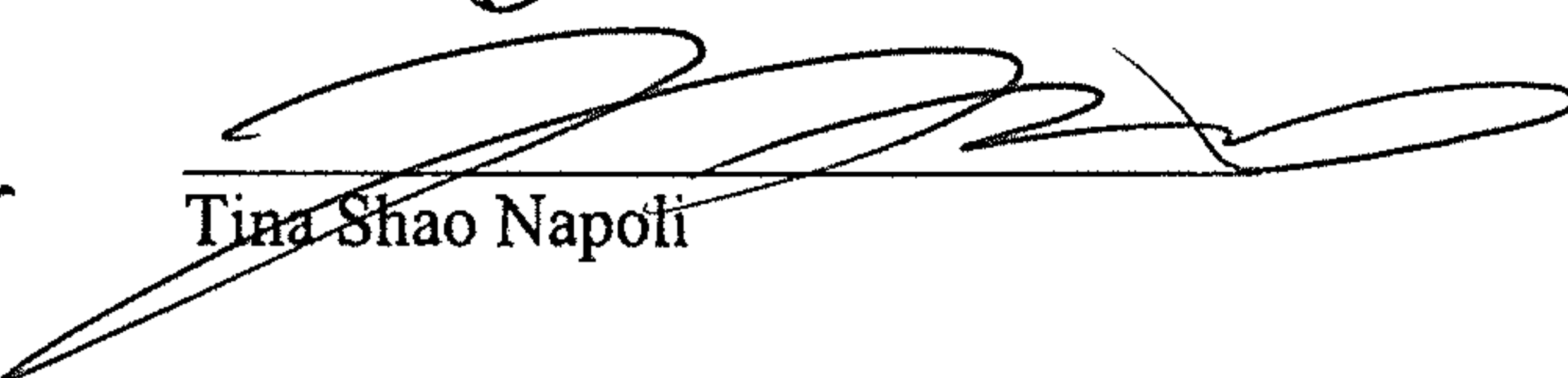
Print Name

1300 Benjamin Franklin Dr
Sarasota, FL 34236

Print Address



Daniel Napoli



Tina Shao Napoli

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3RD day of June, 2026, by Daniel Napoli and Tina Shao Napoli, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.



Signature of Notary Public

Ellyne G. Newton

Print, Type/Stamp Name of Notary

