

6/5/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504009



Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

Doc Stamp-Deed: \$1,470.00

File No.: 265864-93

WARRANTY DEED

This indenture made on **June 05, 2026** by **Vincent J. LaSalla and Anne Marie LaSalla a/k/a Annemarie LaSalla, husband and wife**, whose address is: 5404 Loyal Drive, Bethlehem, PA 18017 hereinafter called the "grantor", to **Stuart A. Lee and Lori Y. Lee, husband and wife, as joint tenants with rights of survivorship**, whose address is: 1077 Rankin Drive, Zanesville, OH 43701, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Condominium Unit 176, FOXWOOD CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1665, Page 467, as amended from time to time, and being further shown and defined in that survey, plot plan and graphic description of improvements thereof, recorded in Condominium Book 22, Pages 7, 7A through 7F, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0851031176

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Vincent J. LaSalla by Annemarie a/k/a
Annemarie LaSalla as Guardian

Vincent J. LaSalla by Anne Marie LaSalla a/k/a Annemarie LaSalla as his Guardian

Annemarie LaSalla by AKA Annemarie LaSalla
Anne Marie LaSalla by a/k/a Annemarie LaSalla

Signed, sealed and delivered in our presence:

Fred P. Capuano
1st Witness Signature

Cynequa L. Byrd
2nd Witness Signature

Print Name: FRED P. CAPUANO

Print Name: Cynequa L. Byrd

Address: 6709 FEDERAL DR.

Address: 306 S. New St. Ste 110

BETHLEHEM PA 18017

Bethlehem PA 18015

State of Pennsylvania

County of Northampton

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 10/4/2020, by **Anne Marie LaSalla a/k/a Annemarie LaSalla**,

Individually and as Guardian for Vincent J. LaSalla, who () is/are personally known to me or who (X) produced a valid Drivers License as identification.

Cynequa L. Byrd
Notary Public Signature

Printed Name: Cynequa L. Byrd (NOTARY SEAL)

My Commission Expires: 10-19-2028

Commonwealth of Pennsylvania - Notary Seal
CYNEQUA L. BYRD - Notary Public
Northampton County
My Commission Expires October 19, 2028
Commission Number 1384710