

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077331 2 PG(S)**

6/8/2026 1:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504289

Consideration: \$449,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49005-001

Doc Stamp-Deed: \$3,143.00

Property Appraiser's Parcel ID No.: 0008-14-1028

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of June, 2026, by and between **JOSEPH M. RACE AND LAURIE RACE, HUSBAND AND WIFE**, whose address is **3828 Woodleigh Avenue Northwest, Canton, OH 44718** (hereinafter "GRANTOR"), and **MICHAEL S. MALLOY AND KATHRYN MALLOY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **105 Spring Drive, Roswell, GA 30075** (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 G4-308-G, SEAPLACE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1383, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 10, PAGE 10, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

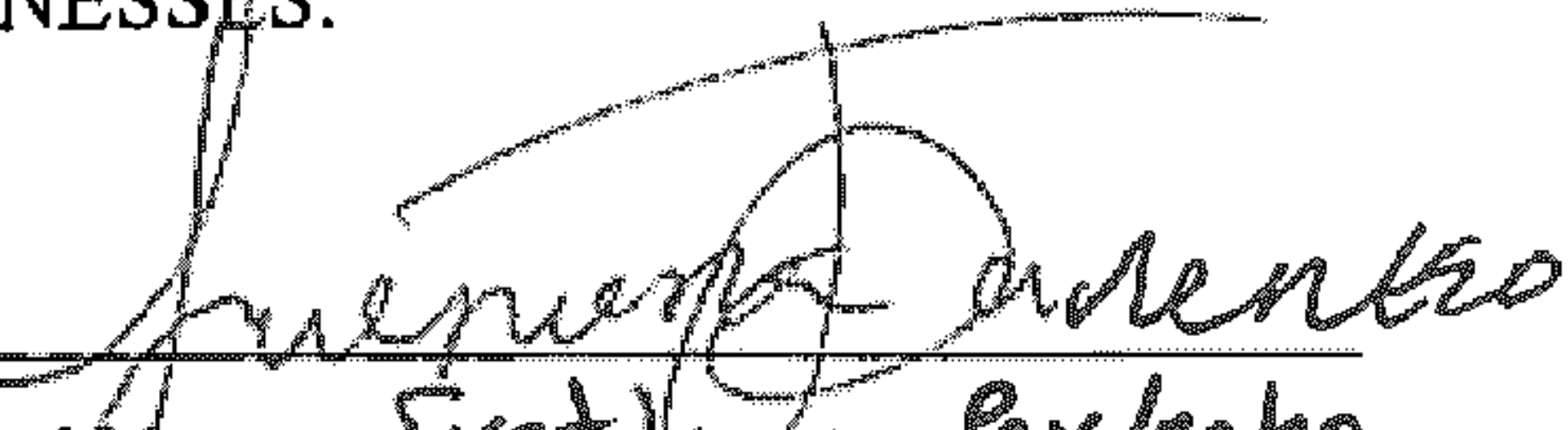
Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the 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.

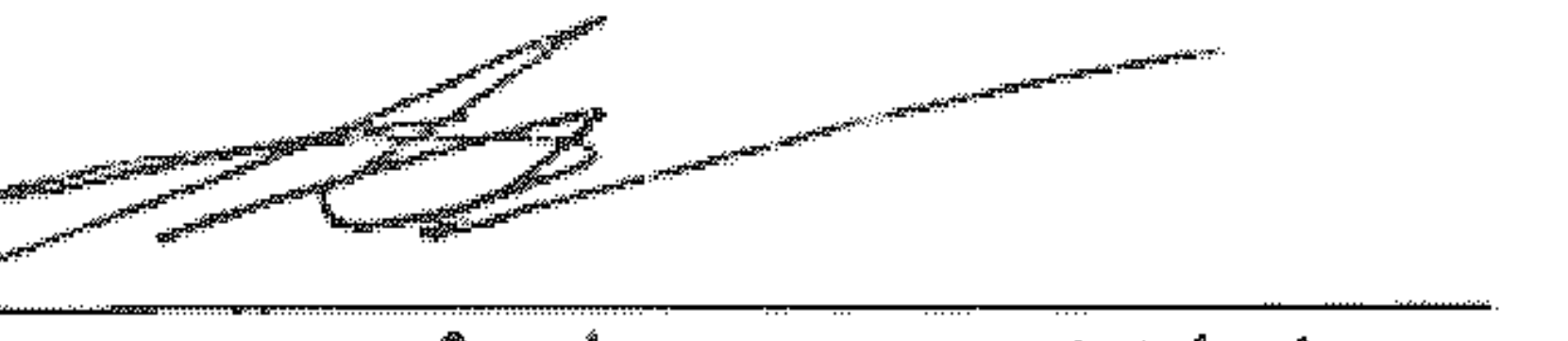
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

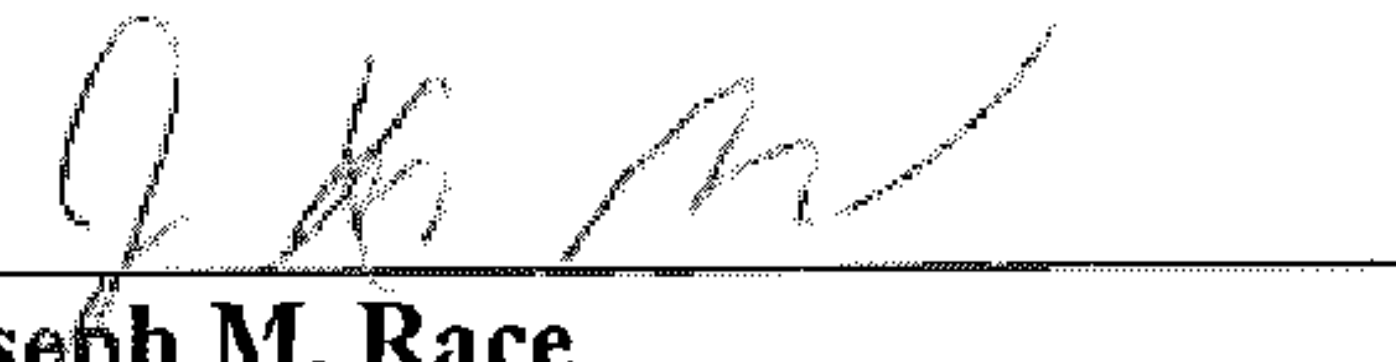
Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Svetlana Pavlenko
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

(2) 
Printed Name Andrew T. Vellela
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

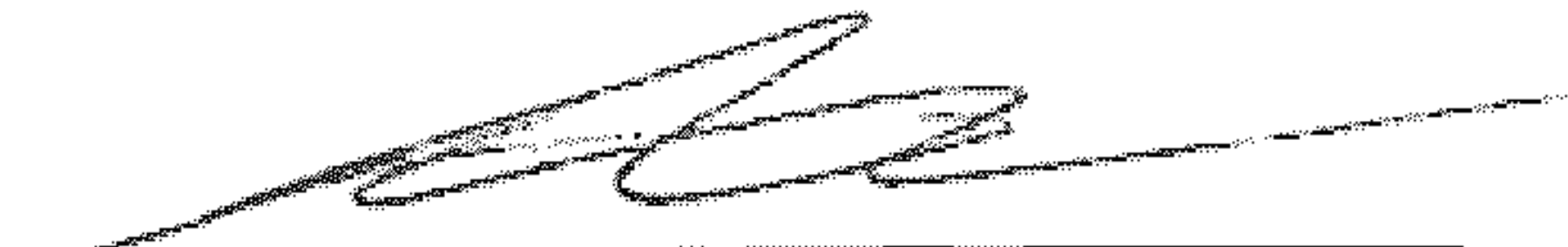
GRANTOR:


Joseph M. Race


Laurie Race

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th day of May, 2026, by Joseph M. Race and Laurie Race, () who is/are personally known to me or (X) who has/have produced DLs as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

