

Prepared By and Return To:
The Law Office of Andrew W. Rosin, PA
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, Florida 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077706 2 PG(S)

6/8/2026 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504628

Consideration: \$330,000.00

Doc Stamp-Deed: \$2,310.00

GENERAL WARRANTY DEED

Made this **JUNE 8, 2026** by **JOSEPH MASTROCINQUE AND JANET ANN D'ANGELI**, husband and wife, whose post office address is: 5300 POPOLI WAY, SARASOTA, FLORIDA 34238, hereinafter called the grantor, to **ROBERT A. CRAWFORD, JR. AND TERESA A. CRAWFORD**, husband and wife, whose post office address is: 46 MEADOWVIEW LANE, AMHERST, NEW YORK 14221, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" 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 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, viz:

UNIT NO. 907, BUILDING 9 OF PALMER OAKS, PHASE 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007118811 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007134023 AND OFFICIAL RECORDS INSTRUMENT NO. 2007146181, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND AS MAY BE FURTHER AMENDED, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PARCEL ID NUMBER: 0095121023

PROPERTY ADDRESS: 8385 KARPEAL DR #907, SARASOTA, FLORIDA 34238

Subject to restrictions, reservations, covenants, conditions, easements and limitations of record and taxes for the current and subsequent years.

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

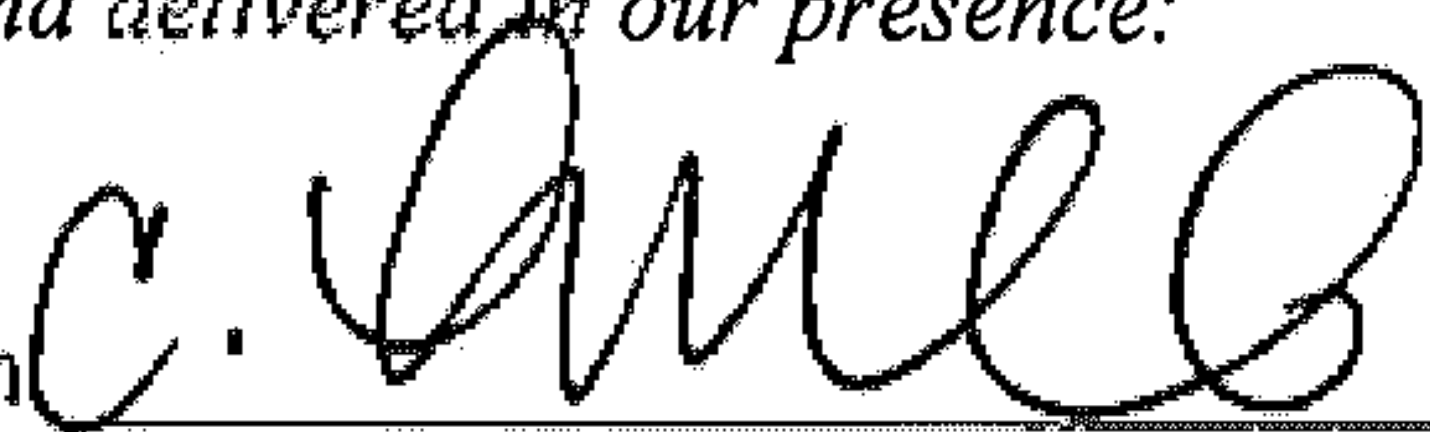
TO HAVE AND TO HOLD, the same in fee simple forever.

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 31, 2025.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness (1) Sign

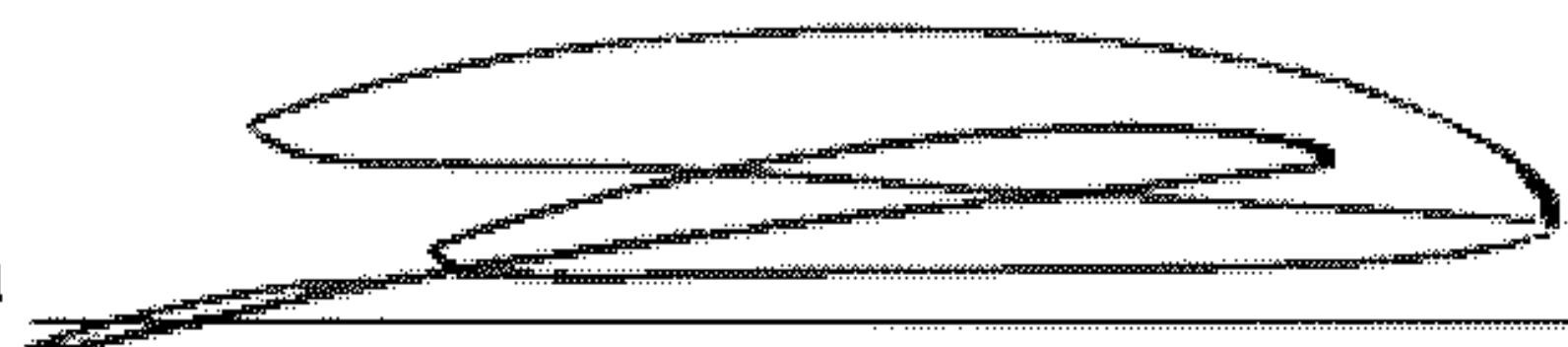


Witness (1) Printed Name Chastaty Lineback

Witness (1) Address

1966 Hillview St., Sarasota, FL 34239

Witness (2) Sign



Witness (2) Printed Name

Andrew W. Rosin

Witness (2) Address

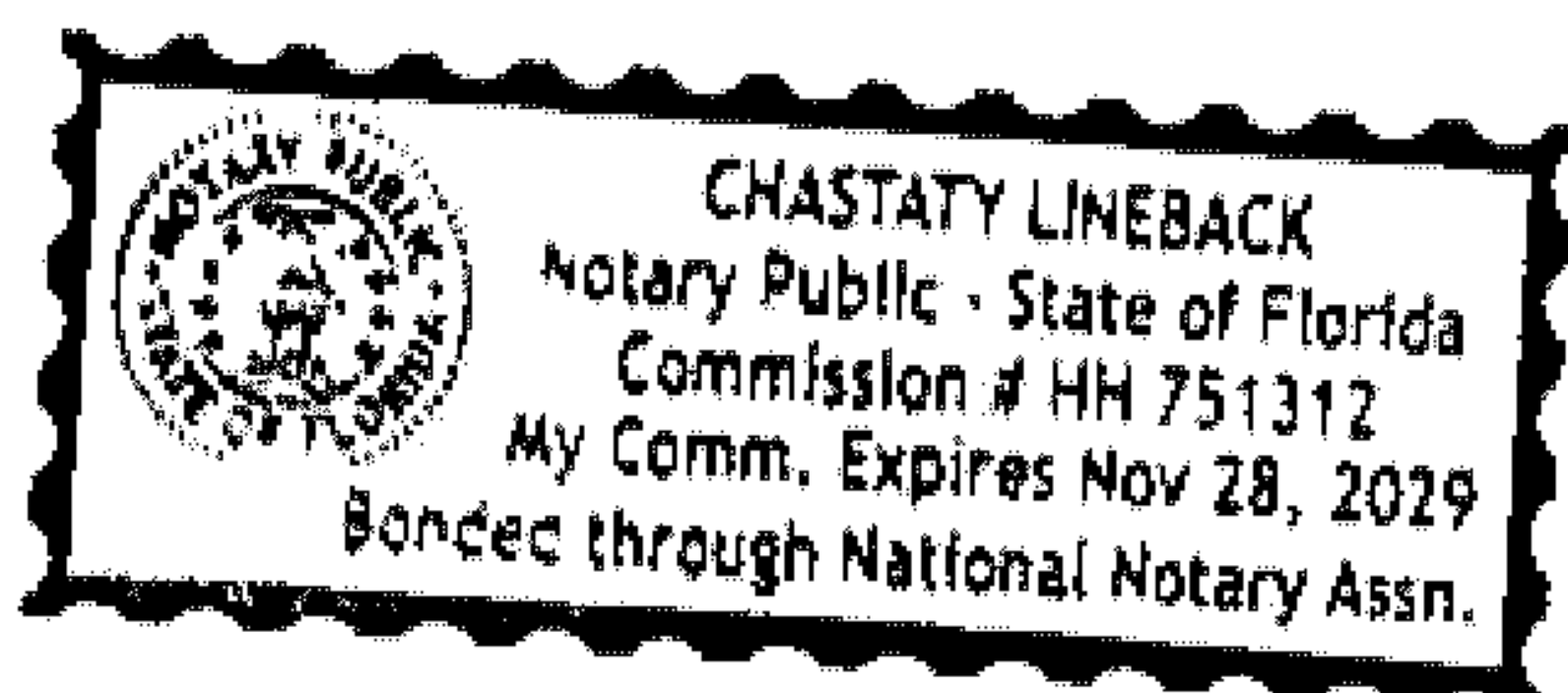
1966 Hillview St., Sarasota, FL 34239

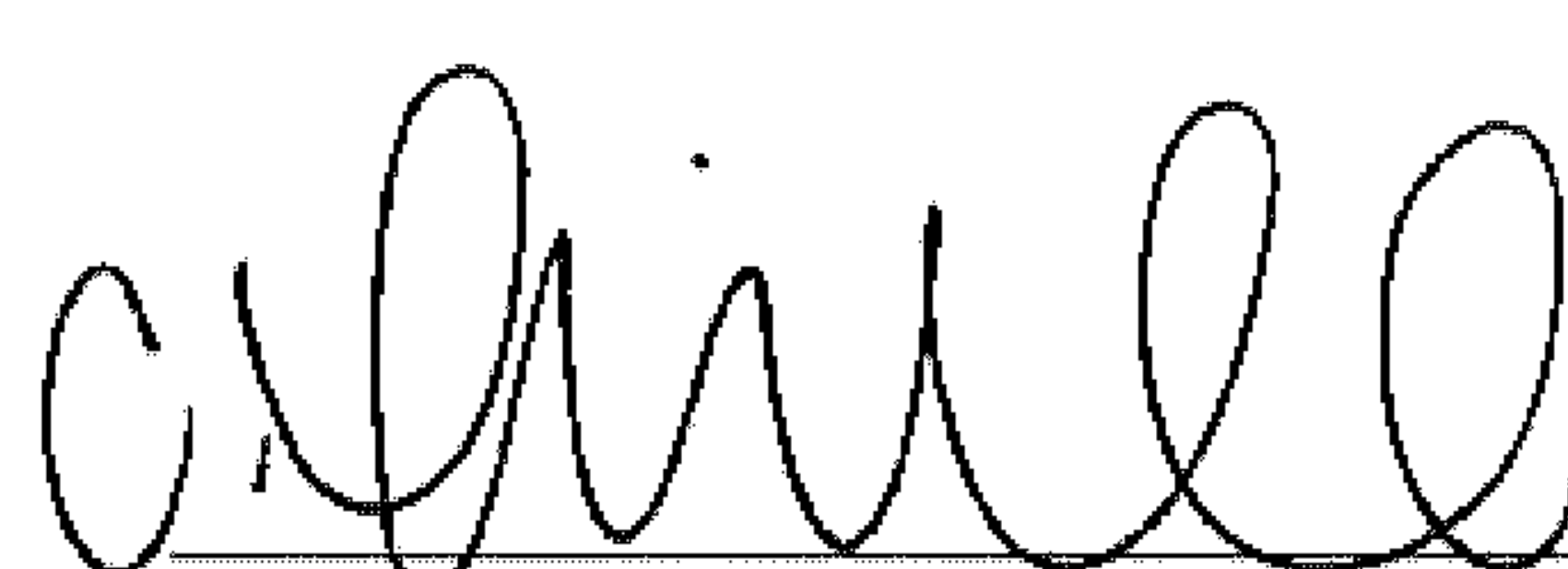

JOSEPH MASTROCINQUE


JANET ANN D'ANGELI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this JUNE 08, 2026, by JOSEPH MASTROCINQUE AND JANET ANN D'ANGELI, who ☐ is/are personally known to me or ☒ has/have produced a driver's license(s) as identification.




Notary Public

Print Name: _____

My Commission Expires: _____

(Seal)