

This Instrument Prepared by:

Jeffrey Bartilucci
Digital Title Solutions
607 West Horatio Street
Tampa, FL 33606

After Recording Return to:

Christian M. Manzare and Chrystal Ann Manzare
1326 Fairfax Avenue
North Tonawanda, NY 14120

Parcel Identification Number:

0430111014

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078210 2 PG(S)

6/9/2026 2:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505062

Doc Stamp-Deed: \$1,505.00

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this “**Deed**”) is made as of this **5th day of June, 2026** between **Mark Kenneth Arnold, a single man**, whose mailing address is **6062 Benevento Drive, Sarasota, FL 34238** (“**Grantor**”) to, **Christian M. Manzare and Chrystal Ann Manzare, husband and wife**, as tenants by the entirety, whose mailing address is **1326 Fairfax Avenue, North Tonawanda, NY 14120** (“**Grantee**”).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee’s successors and assigns forever, all the right, title, and interest in and to that certain real property (the “**Property**”) located and situated in **Sarasota** County, Florida and fully described as follows:

Property Address: 139 Field Avenue East, Venice, FL 34285

Unit 139, BEACH MANOR VILLAS, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 744, Page 230, as amended from time to time, and as per plat thereof recorded in Condominium Book 2, Page 42, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

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.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Dineshwar Lall

WITNESS

PRINT NAME: Dineshwar Lall

WITNESS ADDRESS:

22434 Peachland Blvd

FORT CHARLOTTE FL

GRANTOR:

Mark Kenneth Arnold

Mark Kenneth Arnold

Jennifer K. Lall

WITNESS

PRINT NAME: Jennifer Lall

WITNESS ADDRESS:

22434 Peachland Blvd

FORT CHARLOTTE FL

22054

STATE OF FLORIDA

COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 3rd day of June, 2026, by Mark Kenneth Arnold.

Dineshwar Lall

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: Drivers license

Notarized online using audio-video communication technology

