

Consideration: \$350,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49400-001

6/9/2026 3:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505113

Doc Stamp-Deed: \$2,450.00

Property Appraiser's Parcel ID No.: 2016-05-2007

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of June, 2026, by and between **Lido Rental LLC, a New Jersey Limited Liability Company**, whose address is **4 Lookout Point Trail, Totowa, NJ 07512** (hereinafter "GRANTOR"), and **Deanna Caminiti, an unmarried woman**, whose address is **6541 Greenoak Drive, Cincinnati, OH 45248** (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 203, LIDO ROYALE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 445, AND ALL AMENDMENTS THERETO, AND AS PER PLAT, RECORDED IN CONDOMINIUM BOOK 13, PAGE 4 AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(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:

GRANTOR:

(1) *Marianne Tannan*
Printed Name Marianne Tannan
P.O. Address 336 Columbus Ave
Hesbrook Hts, N.J. 07604

(2) *Lauren Mooney*
Printed Name Lauren Mooney
P.O. Address 12 McKinley Ave
West Caldwell NJ 07006

Rental Lido LLC, a New Jersey Limited Liability Company

By: James King, as Trustee of The Alexander Oldja 2019 Trust
Its: Manager

By: *[Signature]*
James King, as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2026, by James King, as Trustee of the Alexander Oldja 2019 Trust, as Manager of Lido Rental LLC, a New Jersey Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Mary Poplaski
Signature of Notary Public

Mary Poplaski
Print, Type/Stamp Name of Notary

