

Prepared by and return to:  
Sara Huddleston  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6655

**6/10/2026 5:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3505816**

**Doc Stamp-Deed: \$5,495.00**

Purchase Price: \$785,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$5,495.00  
Parcel Identification No.: 0106035037

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **10th day of June, 2026**, between **Mario Romero and Yennil Romero, husband and wife**, whose post office address is **13150 Arch Creek Terrace, North Miami, FL 33181**, Grantors, to **Vincent J. Cassata, a single man**, whose post office address is **15 Salt Meadow Road, Babylon, NY 11702**, Grantee:

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 111, of Peppertree Bay, Unit No. I, a Condominium according to the Declaration of Condominium recorded in Official Records Book 963, Pages 1159 to 1230, inclusive, as amended, and as per plat thereof recorded in Condominium Book 5, Pages 39A, 39B and 39C, of the Public Records of Sarasota, Florida, together with its undivided share in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Pamela K. Turner  
Printed Name: PAMELA K. TURNER  
P.O. Address: 1605 Main Street, Suite 1112  
Sarasota, FL 34236

Mario Romero  
Yennil Romero

WITNESSES #2:

Sara Huddleston  
Printed Name: Sara Huddleston  
P.O. Address: 1605 Main Street, Suite 1112  
Sarasota, FL 34236

STATE OF FL  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of June, 2026, by Mario Romero and Yennil Romero, ☐ who is/are personally known to me or ☒ who has/have produced FDL as identification.

Sara Huddleston  
Signature of Notary Public

Print, Type/Stamp Name of Notary

