

6/11/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3506200

Prepared by and when recorded return to:

Federico Mojica, Esq.
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, Florida 34285

Property Appraiser's Parcel ID No.
0428091046

Stamp tax: \$ _____

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE made on June 11, 2026, between CARMELA CORRAO, an unmarried surviving spouse of ANTHONY F. CORRAO, deceased, whose post office address is 350 Three Lakes Lane #H, Venice, FL 34285, hereinafter called the Grantor. The Grantor reserves a life estate, without any liability for waste, with full power and authority to sell, convey, reconvey the property to herself, to change the remaindermen, mortgage, lease, and otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the Grantor as the life tenant, the remainder to RICHARD CORRAO and ANN LISA CORRAO, husband and wife, whose post office address is 120 Soliera Street, Nokomis, FL 34275, hereinafter called the Grantees.

(Wherever used herein the terms "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 corporation, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to said Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

Unit 146, Building 5, MISSION LAKES OF VENICE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1498, Page 783, and as amended, and according to the Plat thereof, recorded in Condominium Book 18, Page 24, all of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for 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 fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTOR HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Executed on June 11, 2026.

Property Address:
350 Three Lakes Lane #H
Venice, FL 34285

Carmela Corrao
CARMELA CORRAO, Grantor

Signed, sealed, and delivered in the presence of:

[Signature]
Witness – Signature

Federico Mojica
Witness-Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

[Signature]
Witness -Signature

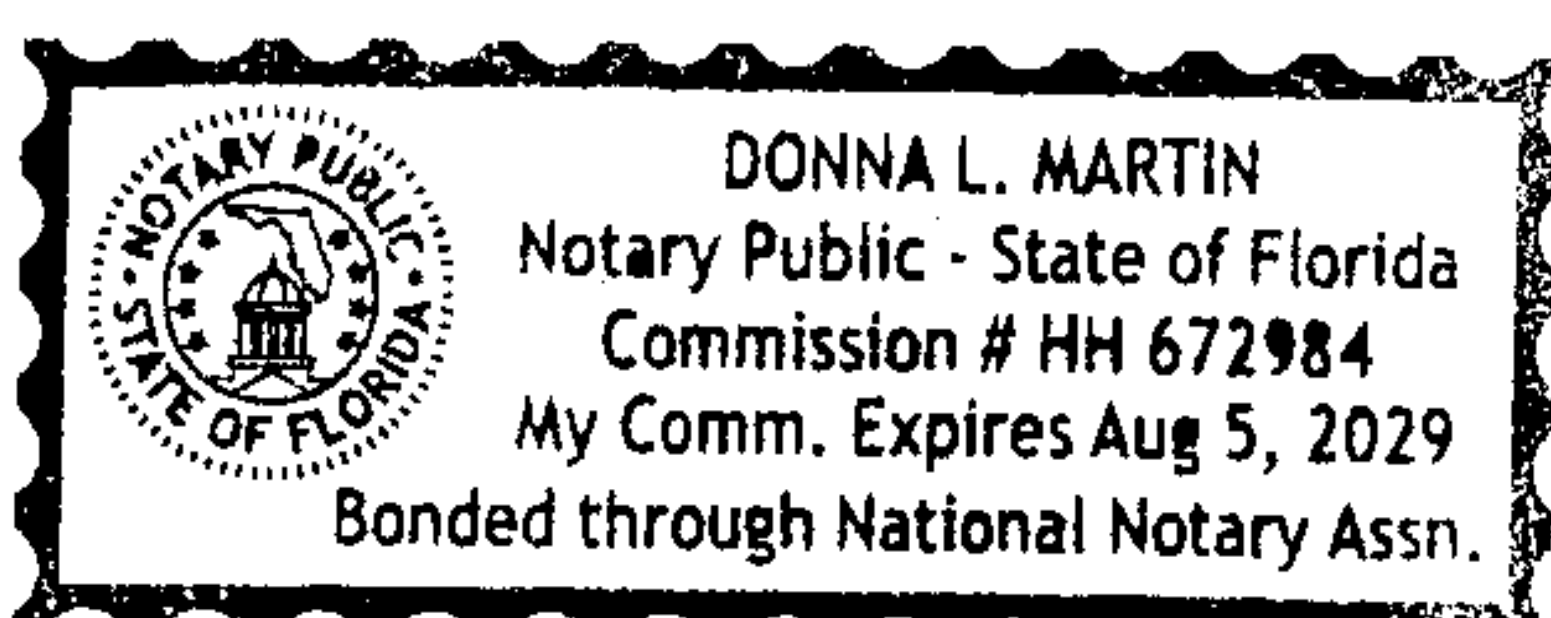
Donna L. Martin
Witness – Printed Name

871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on June 11, 2026, by CARMELA CORRAO, who ☐ is personally known to me or ☒ has produced FL Identification Card as identification.

(seal)



[Signature]
Notary Public