

6/12/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506816

Doc Stamp-Deed: \$3,990.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-05-4579

Parcel ID Number: 0375020590

WARRANTY DEED

This WARRANTY DEED, made June 12, 2026, by **RYAN S. QUINN AND JESSICA R. QUINN, HUSBAND AND WIFE**, whose address is 4 Westfield Lane, Rocky River, OH 44116 (the "Grantor"), to **THOMAS H. ROBERTS III AND JENNIFER A. ROBERTS, HUSBAND AND WIFE**, whose address is 229 Montelluna Dr, Venice, FL 34275 (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 FIVE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$570,000.00) and other valuable consideration, 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**, to-wit:

Lot 59, VENETIAN GOLF & RIVER CLUB, PHASE 3H, as per plat thereof recorded in Plat Book 44, Pages 39, 39A and 39B, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

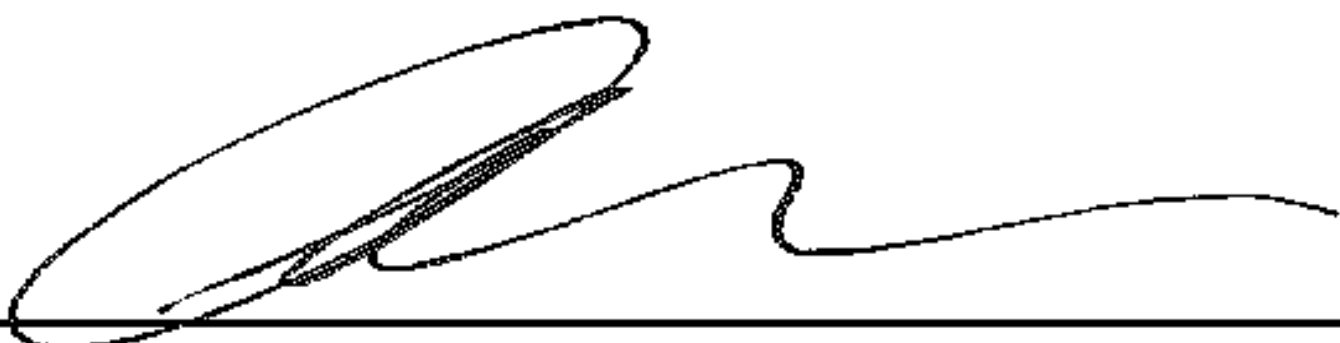
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

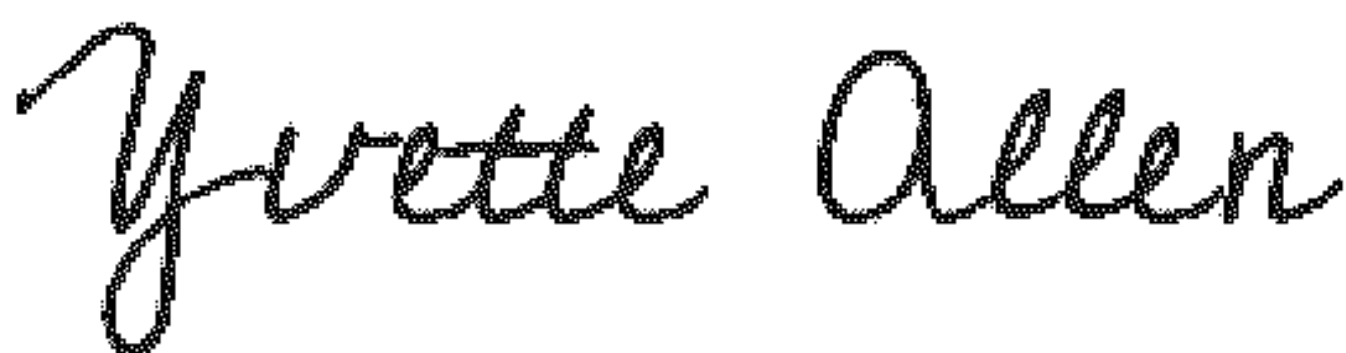
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



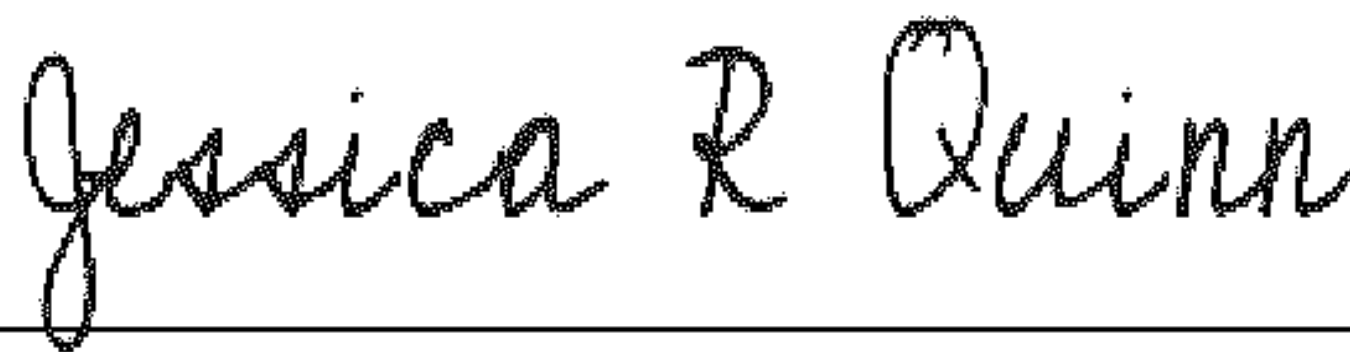
Signature
Witness Printed Name Nadia DeMessa
Witness #1 Address 424 E Central Blvd, #203
Orlando, FL 32801



Signature
Witness Printed Name Yvette Allen
Witness #2 Address 424 E Central Blvd, #203
Orlando, FL 32801



Ryan S. Quinn

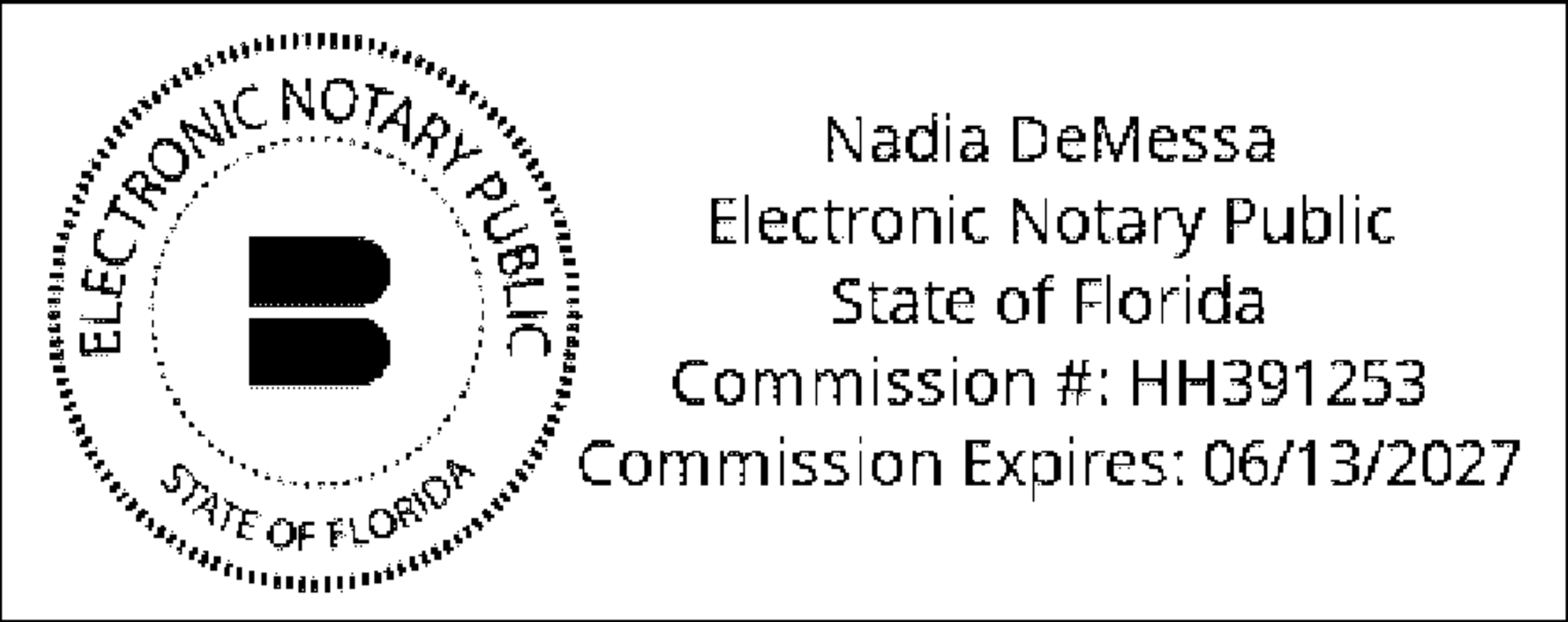


Jessica R. Quinn

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 10 day of June, 2026, by Ryan S. Quinn and Jessica R. Quinn, who is/are ☐ personally known to me or who has/have ☒ produced Driver License as identification.

Notarized online using audio-video communication technology





Notary Public
Print Name: Nadia DeMessa
My Commission Expires: 06/13/2027