

6/12/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506910

Consideration: \$207,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49096-001

Doc Stamp-Deed: \$1,449.00

Property Appraiser's Parcel ID No.: 2022121145

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of June, 2026, by and between **MARCUS DILAURO, INDIVIDUALLY AND AS TRUSTEE OF THE DILAURO FAMILY TRUST DATED NOVEMBER 10, 2020**, whose address is **484 Clinton Avenue, 1A, Brooklyn, NY 11238** (hereinafter "GRANTOR"), and **LUIS QUITERIO, AN UNMARRIED MAN, AND LUIS QUITERIO, II, A MARRIED MAN, AS TENANTS IN COMMON**, whose address is **255 Howard St, Ludlow, MA 01056** (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 101, BUILDING 10, VILLAGIO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003257048, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

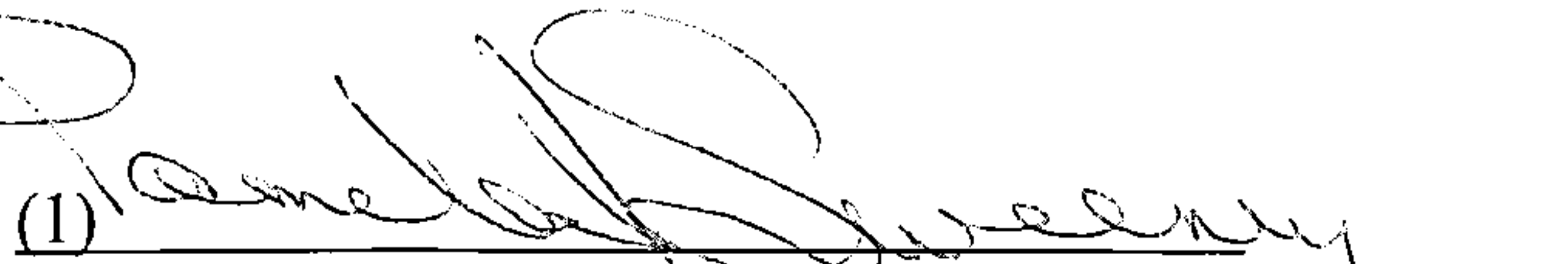
The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) 
Printed Name PAMELA A. SWEENEY
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) 
Printed Name KRISTIANA P. SHULTIS
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

Marcus DiLauro, Individually and as Trustee of the DiLauro Family Trust dated November 10, 2020

By: 
Marcus DiLauro, Individually and 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 11 day of June, 2026, by Marcus DiLauro, Individually and as Trustee of the DiLauro Family Trust dated November 10, 2020, (☐) who is/are personally known to me or (☐) who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

