

6/15/2026 4:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507643

Doc Stamp-Deed: \$1,907.50

Prepared by and return to:

Tricia Stadalsky

Venture Title Services

1421 Pine Ridge Rd

STE 110

Naples, FL 34109

(239) 734-2400

File No 225627

Parcel Identification No 0124092710

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of June, 2026, between Mallory M. Quick, an unmarried woman, whose post office address is 16485 Grand Cypress Drive, Noblesville, IN 46060, of the County of Hamilton, Indiana, Grantor, to Placido S. Grillo, a married person, whose post office address is 29003 Brockway Drive, Westlake, OH 44145, of the County of Cuyahoga, Ohio, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 No. 1723, PINESTONE AT PALMER RANCH NO. 17, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Instrument No. 1998123512, and amendments thereto, and as per plat thereof recorded in Condominium Plat Book 32, Page 43, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 16485 Grand Cypress Drive, Noblesville, IN 46060.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mallory M. Quick

Mallory M. Quick

Andrew Quick

WITNESS

PRINT NAME: Andrew Quick

16485 Grand Cypress
Noblesville, IN 46060

WITNESS 1 ADDRESS

Jennifer Hudson

WITNESS

PRINT NAME: Jennifer Hudson

14350 Mundy Dr. #212
Noblesville, IN 46060

WITNESS 2 ADDRESS

STATE OF INDIANA
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2026, by Mallory M. Quick, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

Jennifer Hudson

Signature of Notary Public

Jennifer Hudson

Print, Type/Stamp Name of Notary

