

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

Doc. Stamps -- \$1,526.00
PID No. 0411071060

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083487 1 PG(S)

6/18/2026 12:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509497

WARRANTY DEED

Doc Stamp-Deed: \$1,526.00

This Indenture, made on June 16, 2026 by TODD LEVRAEA, a single person, whose post office address is: 616 Lakescene Drive, Venice, Florida 34293 hereinafter called the GRANTOR, to DAWN M. DECONCILIS, a single person, and GIA L. SILVEIRA, a married person, as joint tenants with rights of survivorship, whose post office address is: 754 Avenida Estancia #160D, Venice, Florida 34292, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, 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, viz:

Unit No. 160, Building 4A, Estancias of Capri Isles, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1376, page 843, as amended, and according to the plat thereof recorded in Condominium Book 14, page 33, as amended, of the Public Records of Sarasota County, Florida

The property is the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

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

Signed, sealed and delivered in the presence of:

1st Witness Signature: Emme L. Triplett

Printed Name: Emme L. Triplett

Witness Address: 1000 Tamiami Trail S. Venice FL 34285

2nd Witness Signature: Stevan J. Mileusnic

Printed Name: STEVAN J. MILEUSNIC

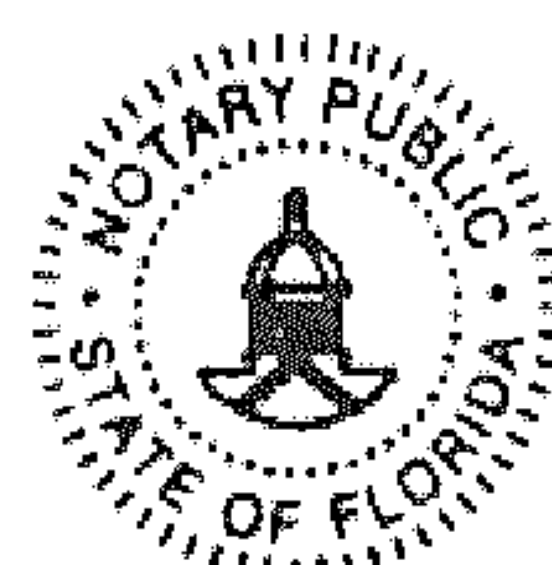
Witness Address: 1000 TAMAMIAMI TR. S, VENICE FL 34285

TODD LEVRAEA

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June 2026, by TODD LEVRAEA who has produced FLORIDA DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Stevan J. Mileusnic
Notary Public Signature

Warranty Deed