

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084639 2 PG(S)**

6/22/2026 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510501

CONSIDERATION: \$1,225,000.00

DOC TAX: \$ 8,575.00

RECORD: \$18.50

PARCEL ID NO.: 2027-05-3033

Doc Stamp-Deed: \$8,575.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 18th day of June 2026, by and between **JAMES V. GRACE and JOANN M. GRACE, husband and wife**, hereinafter referred to as Grantor, whose post office address is 17 West 54th Street, Apt. 4C, New York, NY 10019, and **WILSON STILES**, hereinafter referred to as Grantee, whose post office address is 1255 North Gulfstream Avenue, #408, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit No. 408, f/k/a Unit 4H, BAY PLAZA, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1565, Page 71, and all exhibits and amendments thereof, including, but not limited to the Unit Conversion Chart recorded in Official Records Book 2609, Page 2884, and recorded in Condominium Plat Book 20, Page 5, as amended, Public Records of Sarasota County, Florida.

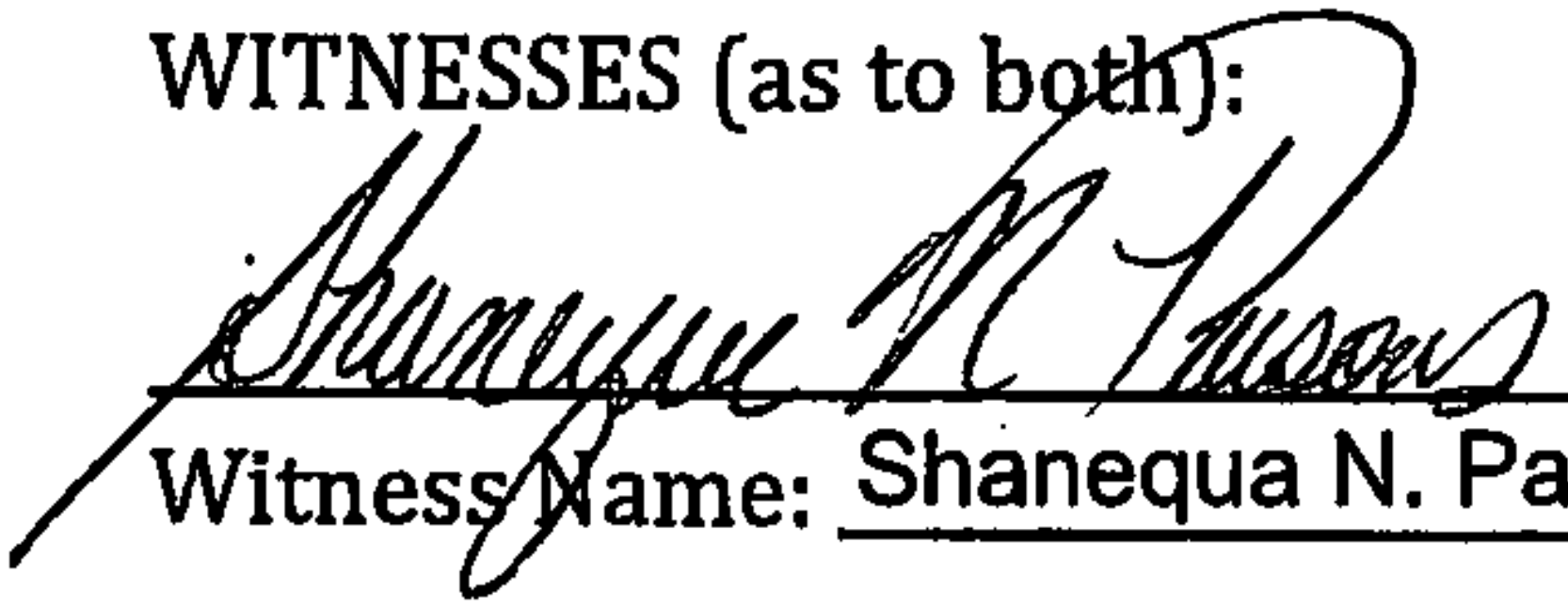
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

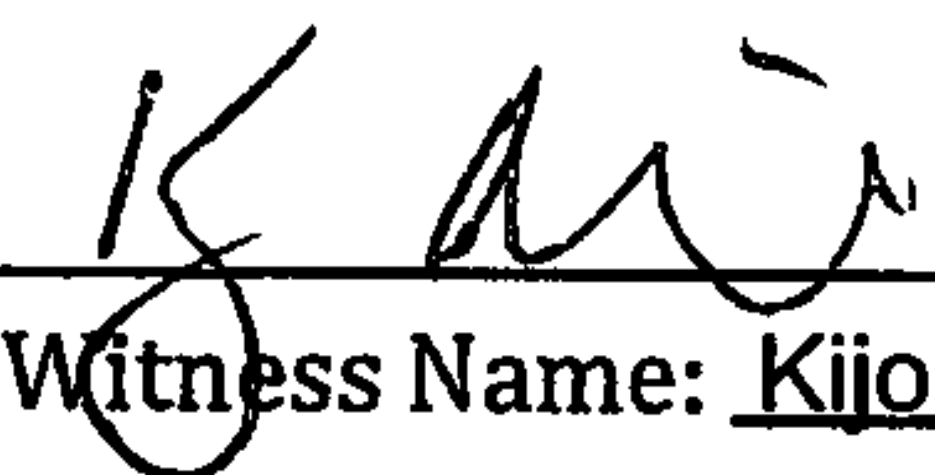
representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

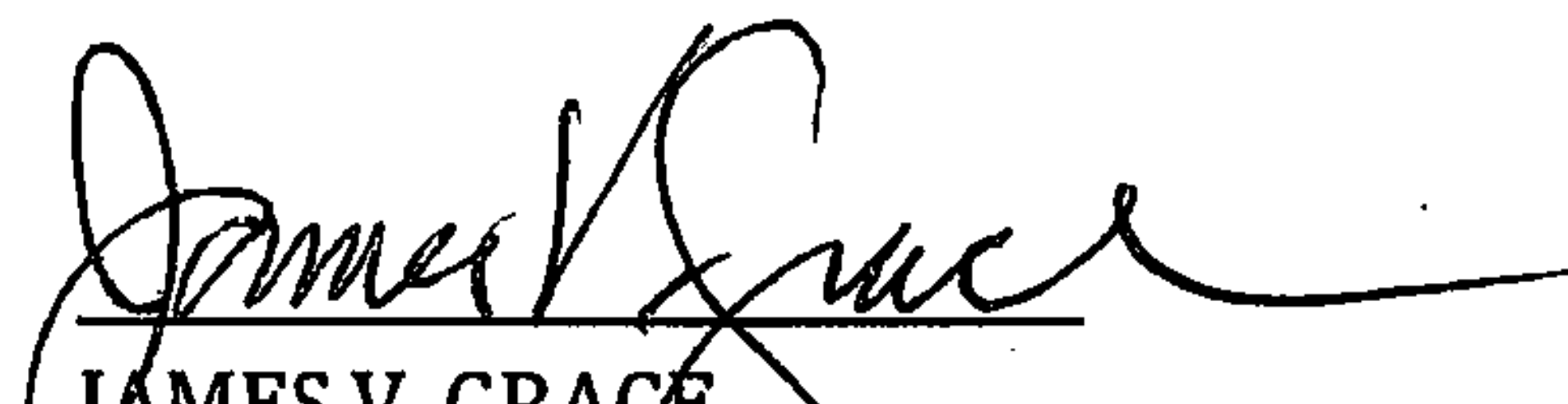
WITNESSES (as to both):


Witness Name: Shanequa N. Parsons

Witness Address: 2530 Independence Avenue
Bronx, NY 10463


Witness Name: Kijo Aiken

Witness Address: 330 Livingston Street
Brooklyn, NY 11217

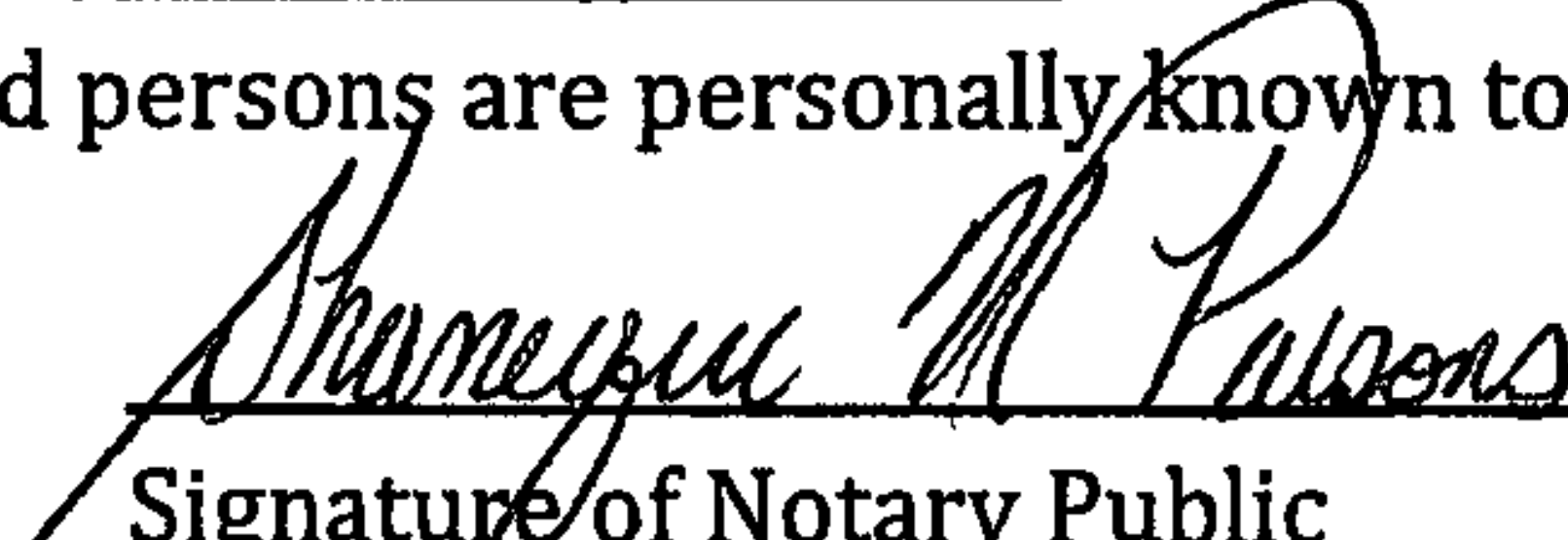

JAMES V. GRACE

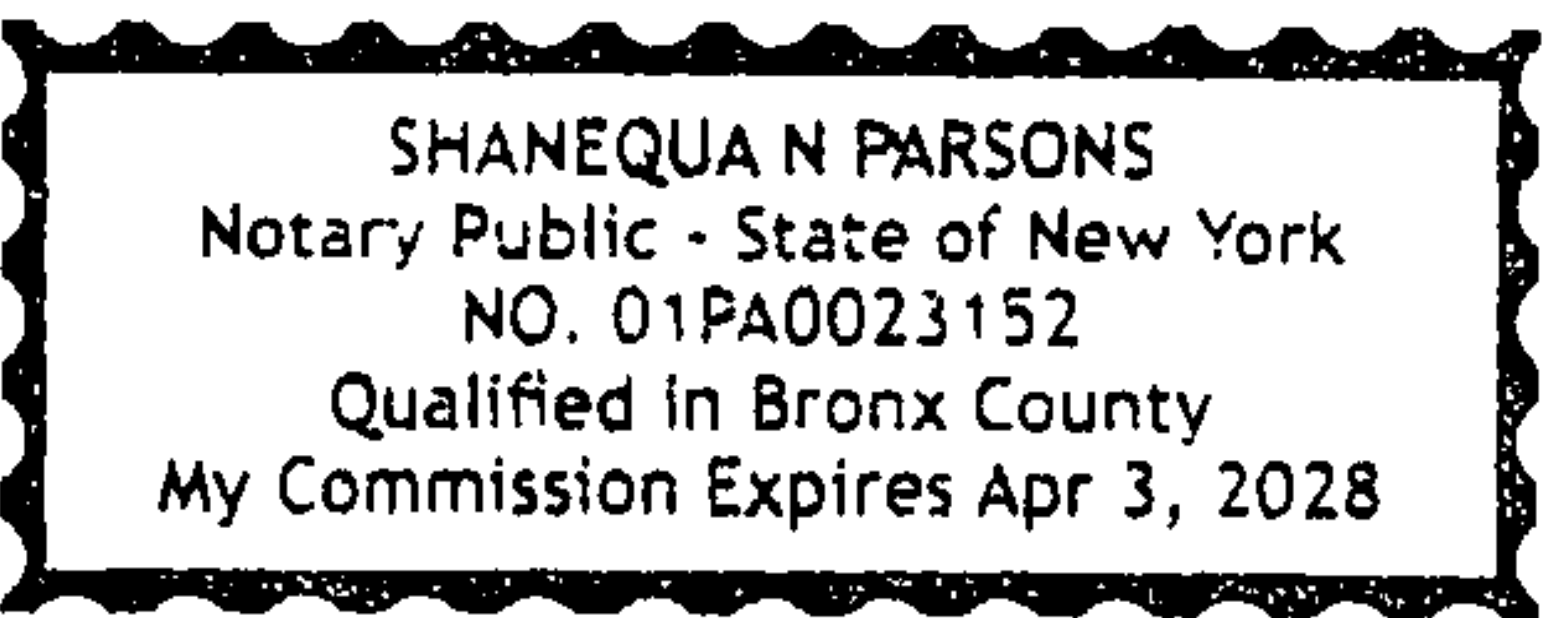
JOANN M. GRACE

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of June 2026 by JAMES V. GRACE and JOANN M. GRACE, who are personally known to me or who have produced Driver License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)


Signature of Notary Public
Shanequa N. Parsons
Print Name of Notary Public



I am a Notary Public of the State of New York, and my commission expires on 4/3/2028.