

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6468

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086850 2 PG(S)

6/25/2026 11:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512363

Doc Stamp-Deed: \$2,061.50

Purchase Price: \$294,450.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,061.50

Parcel Identification No.: 0066105005

WARRANTY DEED

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

THIS INDENTURE made this **25th day of June, 2026**, between **William G. Valcour and Linda R. Valcour, husband and wife**, whose post office address is **442 Maple Avenue, Apt 808, Burlington, Ontario L7S 2L7, Canada**, Grantors, to **Robert J. Tomaso and Deborah M. Tomaso**, as Trustees of The Tomaso Family Trust dated November 11, 2019, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is **4332 Marseilles Avenue, 3236, Sarasota, FL 34233**, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 3236, CASA DEL SOL, SECTION VI, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2285, Page 73, as thereafter amended, and as per Plat thereof recorded in Condominium Book 29, Page 21, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

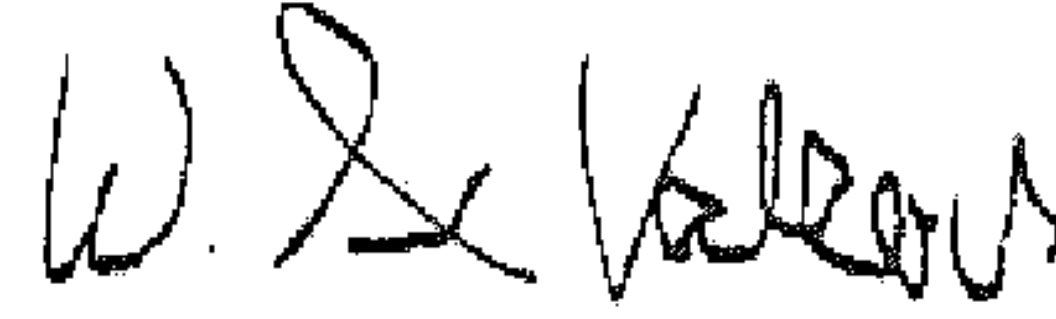
WITNESSES #1:



Printed Name: Jamila S. Grant

P.O. Address: 4955 Rain Shadow Drive

St. Cloud, FL 34772

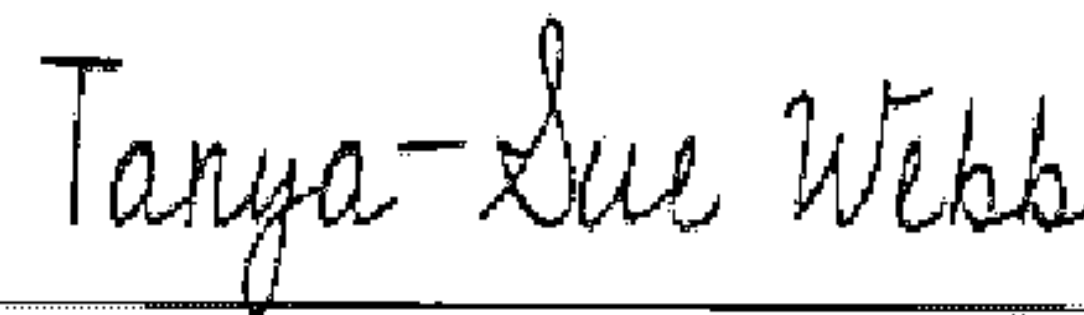


William G. Valcour



Linda R. Valcour

WITNESSES #2:



Printed Name: Tanya-Sue Webb

P.O. Address: 2293 Tay Wes Drive

St. Cloud, FL 34771

STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of June, 2026, by William G. Valcour and Linda R. Valcour, ☐ who is/are personally known to me or ☒ who has/have produced CANADIAN DRIVER'S LICENSE as identification.

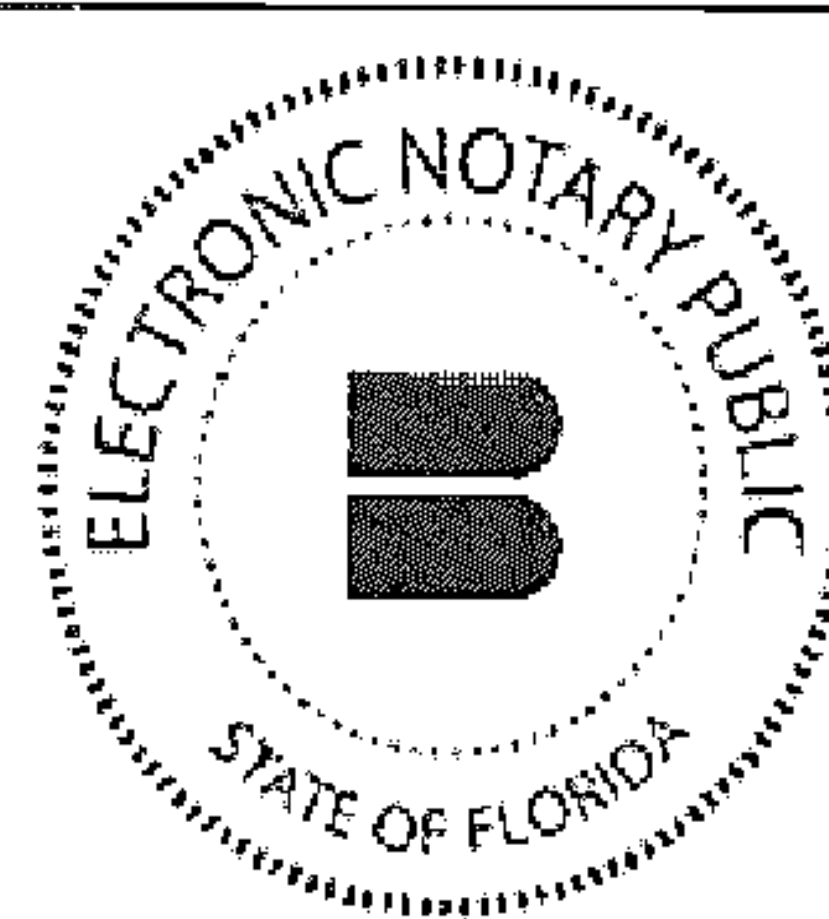
Notarized online using audio-video communication technology



Signature of Notary Public

Jamila S. Grant

Print, Type/Stamp Name of Notary



Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029