

Consideration: \$775,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49423-001

6/25/2026 12:19 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512392

Doc Stamp-Deed: \$5,425.00

Property Appraiser's Parcel ID No.: 2010091008

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of June, 2026, by and between **PHILIPPA FELICITY MARONEY, INDIVIDUALLY AND AS TRUSTEE OF THE PHILIPPA FELICITY MARONEY REVOCABLE TRUST DATED OCTOBER 23, 2008, AS AMENDED**, whose address is **1188 N Tamiami Trail, Apt. 502, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **THOMAS PASTA AND MELISSA PASTA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose address is **3518 S River Terr, Edgewater, MD 21037** (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 32, HARBOR HOUSE WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 792, PAGE 23, AND ALL EXHIBITS AND AMENDMENTS THERETO, AND RECORDED IN CONDOMINIUM BOOK 3, PAGE 22, 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) Tammy L Garner
Printed Name Tammy L GARNER
P.O. Address 100 W. Tamiami Tr.
Sarasota FL 34236

(2) William McComb
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

**Philippa Felicity Maroney, Individually and as
Trustee of the Philippa Felicity Maroney
Revocable Trust dated October 23, 2008, as
amended**

By: Philippa Felicity Maroney
**Philippa Felicity Maroney, 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 24th day of June, 2026, by Philippa Felicity Maroney, Individually and as Trustee of the Philippa Felicity Maroney Revocable Trust dated October 23, 2008, as amended, (☐) who is/are personally known to me or (☒) who has/have produced FLORIDA Driver License as identification.

William C. McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

