

7/1/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514622



Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,750.00

File No.: 267408-91

WARRANTY DEED

This indenture made on **July 01, 2026** by **Nicholas Leroy Camblin, Jr., Individually and as Trustee of the Vicki L. Camblin Living Trust dated March 26, 2024, as restated May 1, 2024,** whose address is: 13900 Darchance Rd., Windermere, FL 34786 hereinafter called the "grantor", to **Joseph Canalichio and Janet Canalichio, husband and wife,** whose address is: 4215 Vicenza Drive, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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**, to-wit:

Condominium Unit M-1B, CASA DI AMICI, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Instrument # 2003242857 and re-recorded in Instrument # 2004067960, as amended, and according to the Plat thereof, as recorded in Condominium Book 36, Pages 43, as amended, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0460021002

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Vicki L. Camblin Living Trust dated March 26, 2024, as restated May 1, 2024

Nicholas Leroy Camblin, Jr.
By Nicholas Leroy Camblin, Jr., Trustee & Individually

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: M. Dwayne Smith

Address: 10337 Reddy A Ln
Orlando FL 32825

State of Florida

County of Orange

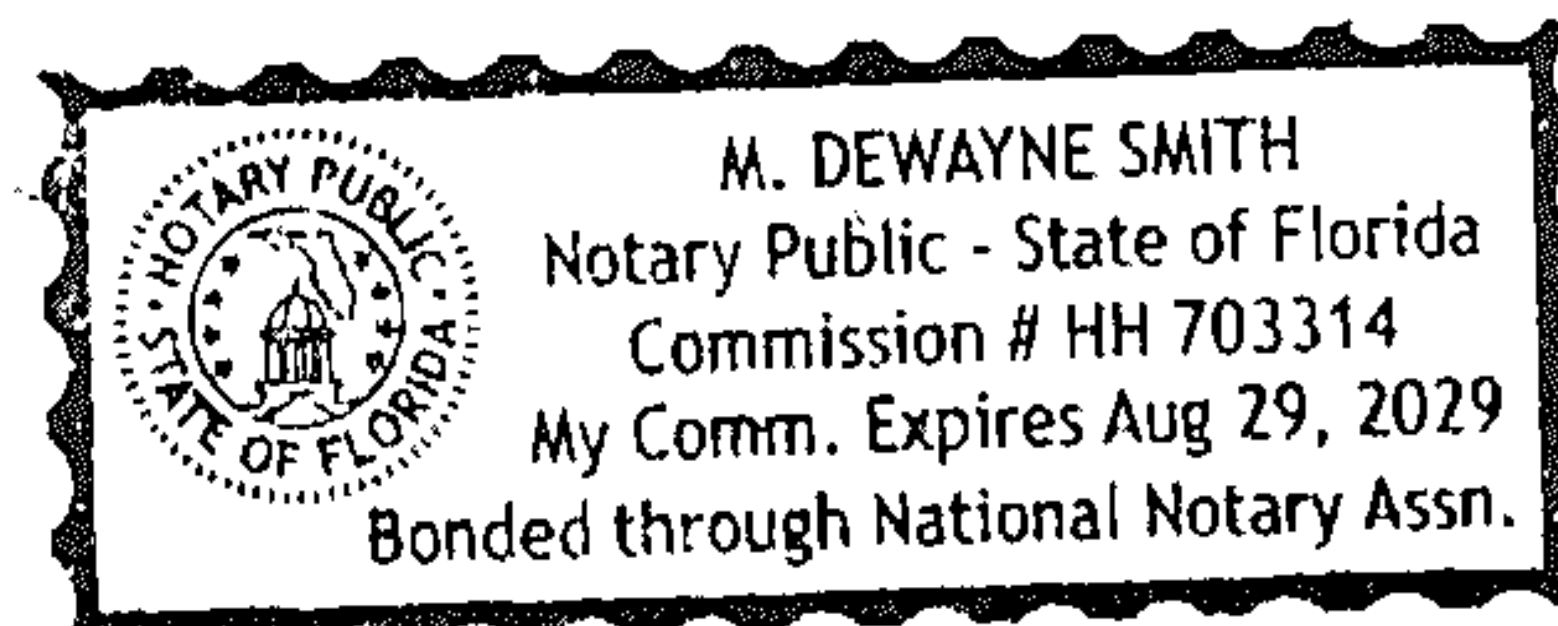
[Signature]
2nd Witness Signature

Print Name: Mark Anthony Garcia

Address: 1522 Pond Pine Ct
Haines City
FL 33844

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 6/16/26, by **Nicholas Leroy Camblin, Jr., Individually and as Trustee of the Vicki L. Camblin Living Trust dated March 26, 2024, as restated May 1, 2024**, who (☐) is/are personally known to me or who (☒) produced a valid FL DL as identification.

[Signature]
Notary Public Signature
Printed Name: M. Dwayne Smith
My Commission Expires: 8/29/29



(NOTARY SEAL)