

7/1/2026 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514956

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

Doc Stamp-Deed: \$9,975.00

File No.: PG-2026-3304
Parcel ID Number: 0009111069

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WARRANTY DEED

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

This indenture made the 1st day of July, 2026 between Peter C. Ohara and Mary C. Ohara, husband and wife, whose post office address is **165 Peninsula Drive, Babylon, NY 11702**, of the County of Suffolk, State of New York, Grantors, to **Susan Corinne Sicignano, an unmarried woman**, whose post office address is **8817 Stonebriar Drive, Clarence Center, NY 14032**, of the County of Erie, State of New York, 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 No. 609, The Promenade f/k/a The Promenade Condominium, Section 1, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1814, Page 893, and in Condominium Plat Book 25, Page 1, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Deborah L. Shea
WITNESS 1 SIGNATURE
PRINT NAME: Deborah L. Shea

WITNESS 1 ADDRESS:
30 Lonni Lane
Smithtown, N.Y.

Mary Cataldo
WITNESS 2 SIGNATURE
PRINT NAME: NANCY CATALDO

WITNESS 2 ADDRESS:
175 PENINSULA DR. BABYLON
New York

Peter C. Ohara
Peter C. Ohara
Mary C. Ohara
Mary C. Ohara

STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23 day of July, 2026, by Peter C. Ohara and Mary C. Ohara, (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

Annette Wanderer
Signature of Notary Public

Print, Type/Stamp Name of Notary

ANNETTE WANDERER
Notary Public, State of New York
No 01WA6015186
Qualified in Suffolk County
Commission Expires October 26, 2026

(NOTARY SEAL)