

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092992 2 PG(S)**

Consideration: \$410,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49382-002

7/8/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517226

Doc Stamp-Deed: \$2,870.00

Property Appraiser's Parcel ID No.: 0108093014

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of July, 2026, by and between **D & L KEY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **4133 Ilaria Avenue, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **George Pergjoni, a married man**, whose address is **4324 Kingston Loop, Sarasota, FL 34238** (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 14, CRESCENT PLAZA, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1597, PAGE 901 THROUGH 939, AND AMENDMENTS THERETO, AND AS PER CONDOMINIUM PLAT BOOK 20, PAGES 39, 39A AND 39B, AND AMENDMENTS THERETO, OF THE 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 individuals executing this instrument on behalf of Grantor covenant and agree that they have full right and authority to execute this instrument on behalf of Grantor.

(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) [Signature]
Printed Name Dei Uyren
P.O. Address 1116 Hwy 34
Aberdeen NJ 07747

(2) [Signature]
Printed Name Varsha S Patel
P.O. Address 1116 Hwy 34
Aberdeen NJ 07747

GRANTOR:

**D & L KEY PROPERTIES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY**

By: [Signature]
Lorenzo S. Tomasiello, Sr.
Its: **Authorized Member**

By: [Signature]
Darlene Tomasiello
Its: **Authorized Member**

STATE OF New - Jersey
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of July, 2026, by Lorenzo S. Tomasiello, Sr. and Darlene Tomasiello, as Authorized Members of D & L Key Properties, LLC, a Florida limited liability company, () who are personally known to me or () who have produced NJ Drivers License as identification.

[Signature]
Signature of Notary Public

[Signature]
Print, Type/Stamp Name of Notary

My Commission Expires: 11/30/2027

