

consideration: 399500

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094368 2 PG(S)**

Prepared by:
Sherry Gray
WR Title Services, LLC
3639 Cortez Road West, Suite 140
Bradenton, Florida 34210

File Number: 26-0215

7/10/2026 2:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518438

Doc Stamp-Deed: \$2,796.50

General Warranty Deed

Made this July 10, 2026 A.D. By **Donald J. Demaio and Barbara Demaio**, husband and wife, Individually and as Trustees of the **Donald J. Demaio and Barbara Demaio Revocable Trust**, whose address is: 676 Dartmouth St, #114, South Dartmouth, Massachusetts 02748, hereinafter called the grantor, to **Joseph S. Nuckols and Terry A. Nuckols**, Trustees of the **Terry A. Nuckols Living Trust** dated **May 27, 2014**, with full power and authority to protect, to conserve, to convey, to sell, to lease, to encumber, or otherwise manage and dispose of the property pursuant to Florida Statute 689.073, whose address is: 5110 Manorwood Drive, #3-D, Sarasota, Florida 34235, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Unit 3-D, Building 1, GRANDE OAKS PRESERVE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004159054 and restated and amended Declaration of Condominium recorded in Official Records Instrument Number 2010025220, as thereafter amended, and as per plat thereof recorded in Condominium Book 37, Page 13, and plat of Grande Oaks Preserve (Restated) as recorded in Condominium Book 42, Page 12, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Together with Building 1 Parking Spaces 16 and 17 and Storage Unit 5110.

Parcel ID Number: **0017-01-1011**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Coleen Shondel
First Witness Signature
Witness Printed Name Coleen Shondel
Address: 625 30th Ave. W. G108
Bradenton, FL 34505

Bea M. Fulford
Second Witness Signature
Witness Printed Name Bea M. Fulford
Address: Bradenton, FL

Bea M. Fulford

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of July, 2026, by Donald J. Demaio and Barbara Demaio, Individually and as Trustees of the Donald J. Demaio and Barbara Demaio Revocable Trust, who is/are personally known to me or who has produced FL Drivers Lic. as identification.



BEA M. FULFORD
Notary Public
State of Florida
Comm# HH476856
Expires 1/2/2028

Donald J. Demaio (Seal)
Donald J. Demaio, Individually and as Trustee of the Donald J. Demaio and Barbara Demaio Revocable Trust
Address: 676 Dartmouth St, #114, South Dartmouth, Massachusetts 02748

Barbara Demaio (Seal)
Barbara Demaio, Individually and as Trustee of the Donald J. Demaio and Barbara Demaio Revocable Trust
Address: 676 Dartmouth St, #114, South Dartmouth, Massachusetts 02748

Bea M. Fulford
Notary Public Signature
Print Name: Bea M. Fulford
My Commission Expires: _____
(SEAL)