

7/10/2026 2:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518447

Consideration: \$220,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48013-001

Doc Stamp-Deed: \$1,540.00

Property Appraiser's Parcel ID No.: 0407132116

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of July, 2026, by and between **WILLIAM R. ZAPOR, JR., INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE FLORENCE B. BARIL TRUST DATED SEPTEMBER 15, 1997**, whose address is **21 Northwood Road, Newington, CT 06111** (hereinafter "GRANTOR"), and **TED W. RADDELL AND KATHLEEN D. RADDELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2141 Kimberly Court, Wickliffe, OH 44092** (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 804, BUILDING 2, VENICE COSTA BRAVA, A CONDOMINIUM, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1038, PAGE 1373, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 7, PAGE 30, AS AMENDED IN CONDOMINIUM BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/126TH INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 herein represents that they are the sole trustee 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) [Signature]
Printed Name Edward J. Kamarc
P.O. Address 43 Whitewood Rd
Newington CT 06111

(2) [Signature]
Printed Name IMRAN SHAFI
P.O. Address 1133 Main St.
Newington CT 06111

GRANTOR:

WILLIAM R. ZAPOR, JR., INDIVIDUALLY
AND AS SUCCESSOR TRUSTEE OF THE
FLORENCE B. BARIL TRUST DATED
SEPTEMBER 15, 1997

By: [Signature]
William R. Zapor, Jr., Individually and
as Successor Trustee aforesaid

STATE OF CONNECTICUT

COUNTY OF CT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of July, 2026, by William R. Zapor, Jr., Individually and as Successor Trustee of the Florence B. Baril Trust dated September 15, 1997, ☐ who is personally known to me or ☒ who has produced CT Driver's license as identification.

[Signature]
Signature of Notary Public

(AFFIX SEAL)

IMRAN SHAFI
Print, Type/Stamp Name of Notary

My Commission Expires:

