

7/14/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519764

Consideration: \$444,000.00

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

Property Appraiser's Parcel ID No.: 0113-06-0033

Doc Stamp-Deed: \$3,108.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 14th day of July, 2026, by and between **JOHN F. ANIELLO AND LAURA D. ANIELLO, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE ANIELLO FAMILY TRUST DATED AUGUST 13, 2020**, whose address is **8400 Vamo Road, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **JOHN W. DEMOSS AND NANCY J. DEMOSS, AS TRUSTEES OF THE NANCY J. DEMOSS LIVING TRUST DATED OCTOBER 15, 2015, AS AMENDED**, whose address is **3851 Bellmore Drive, Brownsburg, IN 46112** (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:

LOT 110, MIRA LAGO AT PALMER RANCH, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 10, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The named Grantors herein represent that they are the sole trustees 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 Grantees.

(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:

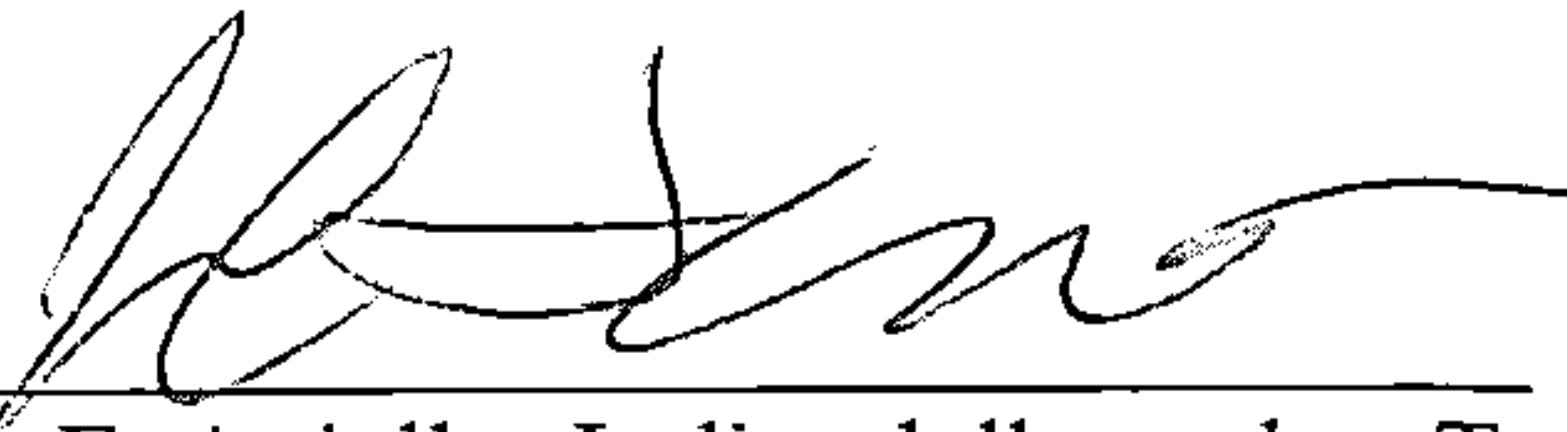
WITNESSES:

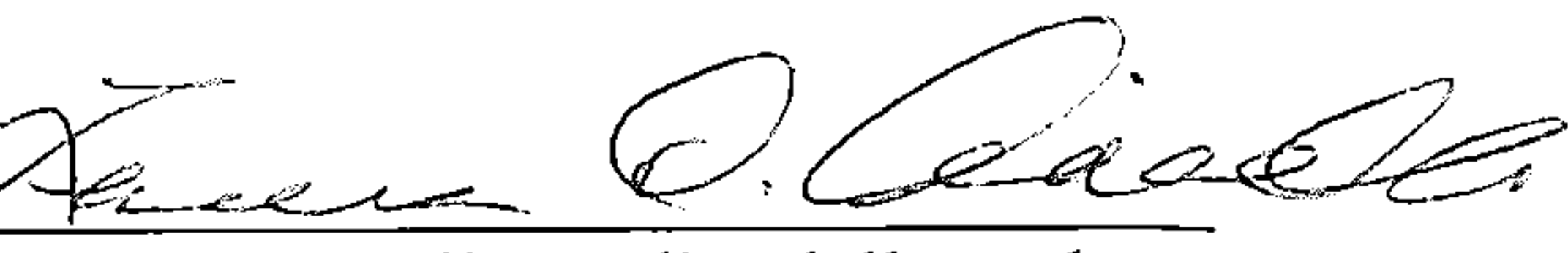
(1) 
Printed Name Angelina Trotta
P.O. Address 3700 S Tamiami Tr.
Sarasota, FL 34239

(2) 
Printed Name Andrew T. Vellela
P.O. Address 3700 S Tamiami Tr.
Sarasota, FL 34239

GRANTOR:

The Aniello Family Trust dated August 13, 2020

By: 
John F. Aniello, Individually and as Trustee
aforesaid

By: 
Laura D. Aniello, Individually and as Trustee
aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2026, by John F. Aniello and Laura D. Aniello, husband and wife, Individually and as Trustees of The Aniello Family Trust dated August 13, 2020 ☐ who are personally known to me or ☒ who have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

