

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096729 2 PG(S)**

7/16/2026 11:59 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520455

Consideration: \$475,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-50043-001

Doc Stamp-Deed: \$3,325.00

Property Appraiser's Parcel ID No.: 0426-15-0054

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of July, 2026, by and between **THOMAS V. CHISHOLM, AN UNREMARIED WIDOWER**, whose address is **50 Hilltop Lane, Dunbarton, NH 03046** (hereinafter "GRANTOR"), and **MARCELLO A. FALVO, II AND KELLY M. ARMILLOTTI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **138 Burano Court, Venice, FL 34275** (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 257, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 2, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 29, 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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated December 16, 1999 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

(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) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd
Boerne, TX 78015

(2) Catrina Dugger
Printed Name Catrina Dugger
P.O. Address 238 Fulton St.
Westbury, NY 11590

GRANTOR:

Thomas V. Chisholm by Robin H. Millea, his Attorney-In-Fact
**Thomas V. Chisholm by Robin H. Millea, his
Attorney-In-Fact**

STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14 day of July, 2026, by Robin H. Millea, as Attorney-In-Fact for Thomas V. Chisholm, ☐ who is/are personally known to me or ☒ who has/have produced _____ driver license _____ as identification.

Joselyn Garrastazu
Signature of Notary Public
Joselyn Garrastazu
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

