

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
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File No 8692-26SW-FL

7/16/2026 2:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520679

Doc Stamp-Deed: \$938.00

Parcel Identification No 0175166011

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 16th day of July, 2026 between James Cosgrove, a single man, whose post office address is 4437 Corso Venetia Boulevard, C, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Joseph Zottola, a single man, whose post office address is 537 Manatee Court, apt 204, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 204, Parkview Manor Condominium Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 927, Page 367 through 401, and all amendments thereto, and as per Plat thereof recorded in Condominium Book 5, Page 14, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS #1 SIGNATURE

Heather Lakeman
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #1 ADDRESS

[Signature]
WITNESS #2 SIGNATURE

Amy Worth
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285

WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026, by James Cosgrove, ☐ who is/are personally known to me or ☐ who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Amy Worth
Print, Type/Stamp Name of Notary



AMY WORTH
Notary Public
State of Florida
Comm# HH567701
Expires 10/26/2028