

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097498 2 PG(S)**

7/17/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521095

Consideration: \$1,235,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49210-001

Doc Stamp-Deed: \$8,645.00

Property Appraiser's Parcel ID No.: 0008-02-1032

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of July, 2026, by and between **THOMAS V. PEDULLA, III AND JANET PEDULLA, INDIVIDUALLY AND AS TRUSTEES OF THE JANET PEDULLA 2010 TRUST CREATED U/A/T DATED MARCH 11, 2010, AS AMENDED**, whose address is **18 Clemmons Street, Southborough, MA 01772** (hereinafter "GRANTOR"), and **REBECCA C. BAKER AND JAMES M. BAKER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **4030 Key Harbour Drive, Lake Saint Louis, AK 63367** (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 902, BUILDING 9, FAIRWAY BAY, PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 1574, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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(s) 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 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 ELIZABETH L. NASON
P.O. Address 50 Central Ave
8th Floor
Sarasota, FL 34236

(2) [Signature]
Printed Name Alexis Thomas
P.O. Address 50 Central Ave
8th Floor
Sarasota, FL 34236

GRANTOR:

**Thomas V. Pedulla, III and Janet Pedulla,
Individually and as Trustees of the Janet Pedulla
2010 Trust created u/a/t dated March 11, 2010, as
amended**

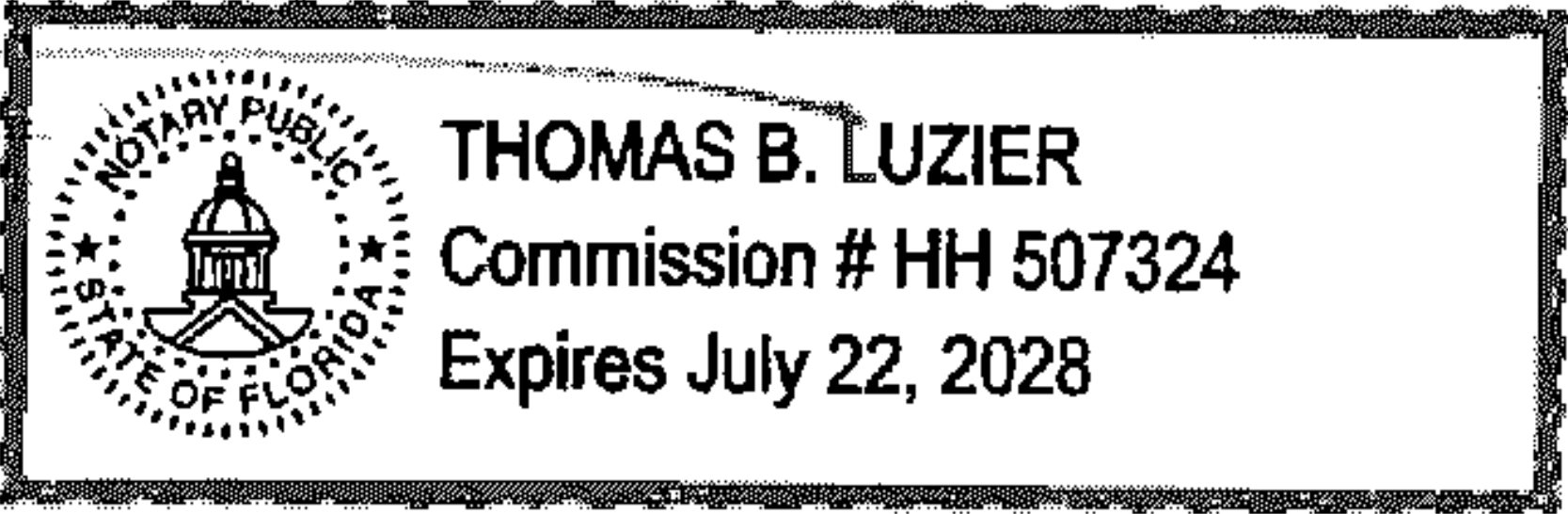
By: [Signature]
**Thomas V. Pedulla, III, Individually and as
Trustee aforesaid**

By: [Signature]
**Janet Pedulla, 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 9th day of July, 2026, by Thomas V. Pedulla, III and Janet Pedulla, Individually and as Trustees of the Janet Pedulla 2010 Trust created u/a/t dated March 11, 2010, as amended, (☐) who is/are personally known to me or (☒) who has/have produced DIC as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary