

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026101036 2 PG(S)**

7/24/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524131

Doc Stamp-Deed: \$1,183.00

Consideration: \$169,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50137-001

Property Appraiser's Parcel ID No.: 2028081121

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of July, 2026, by and between **ROBERT D. BLACK AND SYLVIE TESSIER-BLACK, HUSBAND AND WIFE**, whose address is **5 Spring Cress Drive, Ottawa, Ontario, Canada K2R 1A8** (hereinafter "GRANTOR"), and **ANDREW SFORZA, AND ANNA M. SFORZA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **62 Ridge Avenue, Neptune City, NJ 07753** (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 2702-A, HIDDEN LAKE VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1368, AT PAGE 1482, AND AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGES 16 THROUGH 16H, AND AMENDMENTS THERETO, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO 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.

(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) Lonzie Sowell
Printed Name Lonzie Sowell
P.O. Address 3925 Pughsville Rd
Suffolk, VA 23435

(2) Dyani Meggett-Sowell
Printed Name Dyani Meggett-Sowell
P.O. Address 1410 W 27th St
Norfolk, VA 23508

GRANTOR:
Robert D. Black
Robert D. Black
Sylvie Black
Sylvie Black

STATE OF VIRGINIA
COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 20th day of July, 2026, by Robert D Black, and Sylvie Black, ☐ who is/are personally known to me or ☒ who has/have produced driver's license/ passport as identification.

Dyani Meggett-Sowell
Signature of Notary Public

Dyani Meggett-Sowell
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

