

8/11/2026 3:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531336

Doc Stamp-Deed: \$630.00

Prepared by and return to:
Donald W. Scarlett, Jr., Esq.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Ave, Ste 201
Sarasota, FL 34236
(941) 955-5100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of August, 2026 between Nancy J. Place, a/k/a Nancy Jean Place, a single woman, individually and as Trustee of the Nancy Jean Place Revocable Trust dated September 29, 2025, and any amendments thereto whose post office address is 3311 Highlands Bridge Rd, Sarasota, FL 34235, grantor, and Iveta Mesarosova whose post office address is 3221-204 Beneva Rd, Sarasota, FL 34232, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Sarasota County, Florida to-wit:

UNIT 204-3259, VILLAGE BROOKE CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1080, PAGE(S) 40-111, INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 8, PAGE(S) 39, 39A, 39B and 39C, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Number: 0061052120

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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:

Witness

Printed Name:

P.O. Address:

Donald V. Scarlett Jr.
713 S Orange Ave, Ste 201
Sarasota, FL 34236

Nancy J. Place TTEE
Nancy J. Place, a/k/a Nancy Jean Place,
individually and as Trustee aforesaid

Witness

Printed Name:

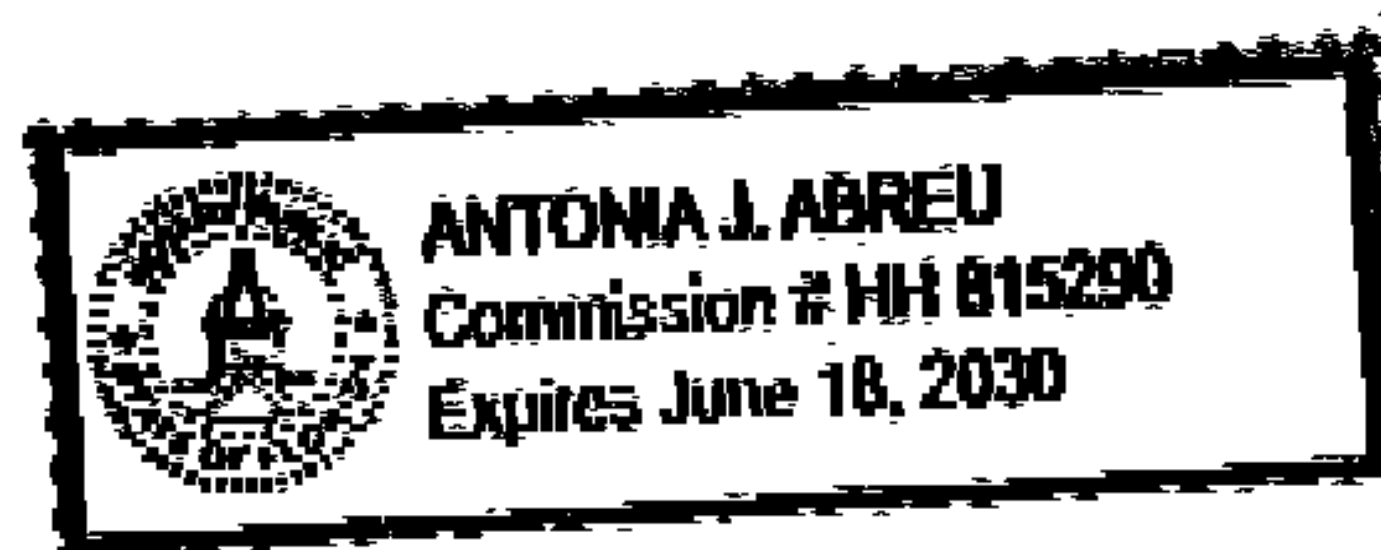
P.O. Address:

Antonia J. Abreu
713 S Orange Ave, Ste 201
Sarasota, FL 34236

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 August, 2026 by Nancy J. Place, a/k/a Nancy Jean Place, individually and as Trustee of the Nancy Jean Place Revocable Trust dated September 29, 2025, and any amendments thereto who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Antonia J. Abreu
Notary Public
Print Name: _____
My Commission Expires: _____