

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111023 2 PG(S)**

8/14/2026 11:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532741

Doc Stamp-Deed: \$2,869.30

Consideration: \$409,900.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50251-001

Property Appraiser's Parcel ID No.: 0017-01-1015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of August, 2026, by and between **CASTELLA I. HILL, AN UN-REMARIED WIDOW**, whose address is **1476 Hancock Lane, Wayne, PA 19087** (hereinafter "GRANTOR"), and **HINDY LIVIA BERGOVOY, AN UN-REMARIED WIDOW**, whose address is **5222 Manorwood Drive, Apt 4A, Sarasota, FL 34235** (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 4-A, BUILDING 2, OF GRANDE OAKS PRESERVE CONDOMINIUM, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2004159054, AND ANY AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 37, PAGES 13,13A THROUGH 130, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND ANY AND ALL APPURTENANCES 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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated May 2, 2025 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

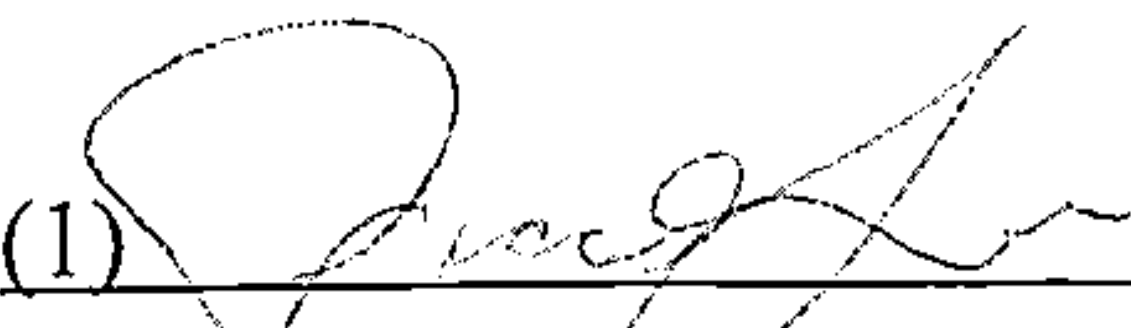
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

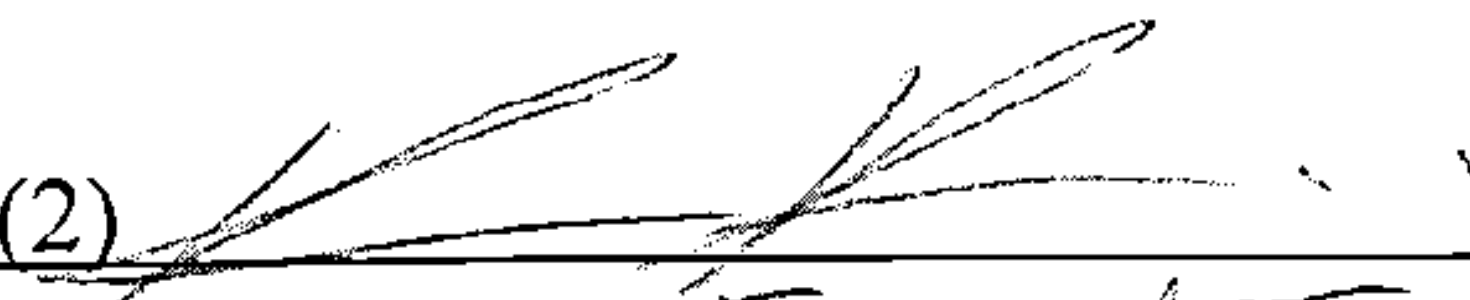
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

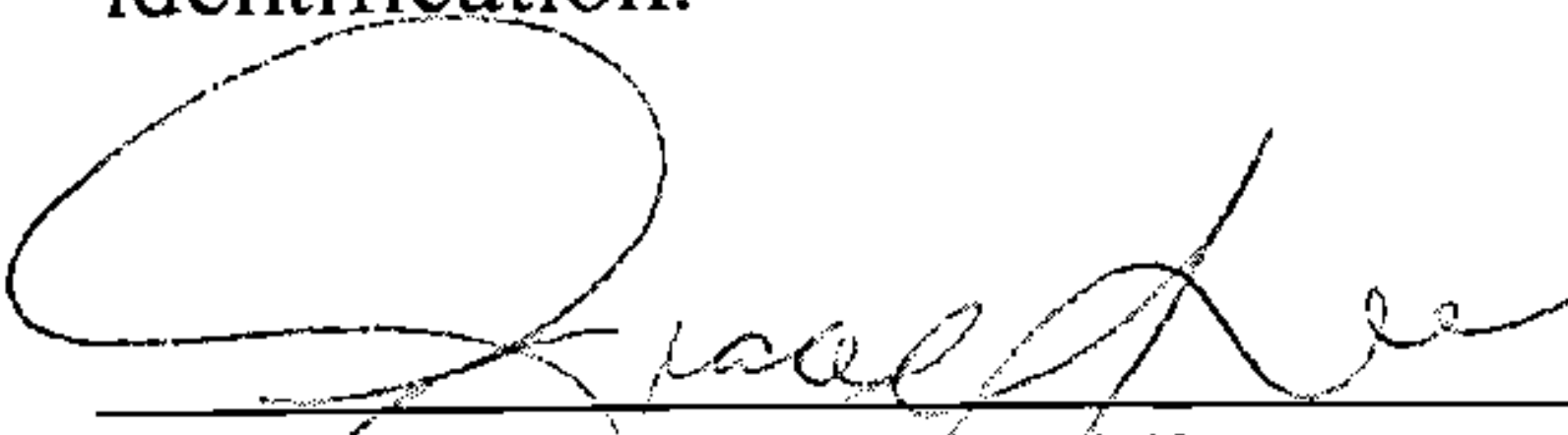
(1) 
Printed Name Grace Y. Lee
P.O. Address 130 W. Lancaster Ave.
P.O. Box 191, Wayne, PA 19087

Castella I. Hill by Carol Ryan Livingood,
Castella I. Hill by Carol Ryan Livingood, as her
Attorney-In-Fact *attorney in fact*

(2) 
Printed Name Ferrell J. Townsend
P.O. Address 130 W. Lancaster Ave.
P.O. Box 191, Wayne, PA 19087

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of August, 2026, by Carol Ryan Livingood, as Attorney-In-Fact for Castella I. Hill, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public
Grace Y. Lee
Print, Type/Stamp Name of Notary

