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INSTRUMENT # 2026111675 2 PG(S)
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533312

Doc Stamp-Deed: $5,110.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 266289-91

WARRANTY DEED

This indenture made on **August 17, 2026** by **Thomas G. Menozi and Mary Ann Menozi, husband and wife, individually and as Trustees of The Menozi Family Trust dated February 13, 2006,** whose address is: 2102 Calusa Lakes Blvd., Venice, FL 34292 hereinafter called the "grantor", to **Joseph J. Bancheri and Melanie D. Bancheri, husband and wife,** whose address is: 15 Cooper Road, Mendham, NJ 07945, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida,** to-wit:

Condominium Unit 314, ISLAND COURT VENICE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Instrument Number 2015085605, as amended from time to time and as per plat thereof recorded in Condominium Plat Book 42, Page(s) 48 through 48B, inclusive, as amended from time to time, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **0429031014**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Menozi Family Trust dated February 13, 2006

Thomas G. Menozi

By Thomas G. Menozi, individually and as Trustee

Mary Ann Menozi

By Mary Ann Menozi, individually and as Trustee

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name: Maigan willard

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

2nd Witness Signature

Print Name: Alicia Loupe

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on Aug 17, 2024, by **Thomas G. Menozi and Mary Ann Menozi, individually and as Trustees of The Menozi Family Trust dated February 13, 2006**,

who ( ) is/are personally known to me or who (✓) produced a valid Photo ID as identification.

Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

Notary Public State of Florida
Alicia Loupe
My Commission HH 583191
Expires 8/16/2028