

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112071 2 PG(S)**

8/17/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533671

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1083

Doc Stamp-Deed: \$2,240.00

Consideration: \$320,000.00

General Warranty Deed

Made this August 17, 2026, by **Richard Setti and Mary Setti, husband and wife, individually, and as Co-Trustees of The Richard Setti and Mary Setti Revocable Trust under Agreement dated the 31st of October, 2023**, whose post office address is: 4527 Satinleaf Lane, Sarasota, FL 34241, hereinafter called the Grantor, to **Timothy A. Abramov, an unmarried man**, whose post office address is: 4152 Palau Drive, Sarasota, FL 34241, hereinafter called the Grantee:

(Whenever used herein the term "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)

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:

Lot 578, Lake Sarasota, Unit No. 7, according to the plat thereof as recorded in Plat Book 8, page 88, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0261100111**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 for the current year and subsequent years.

Grantor herein states that the above-referenced Trust has not been revoked, amended or modified in any way which would affect the powers of the Co-Trustees to grant, sell and convey real property, that said Trust is still in full force and effect, and that Richard Setti and Mary Settie are still acting as Co-Trustees.

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Richard Setti (seal)
**Richard Setti, individually and as Co-Trustee of
The Richard Setti and Mary Setti Revocable
Trust under Agreement dated the 31st of
October, 2023**

Allison Tonitis

Signature of Witness #2

Printed Name of Witness #2: Allison Tonitis

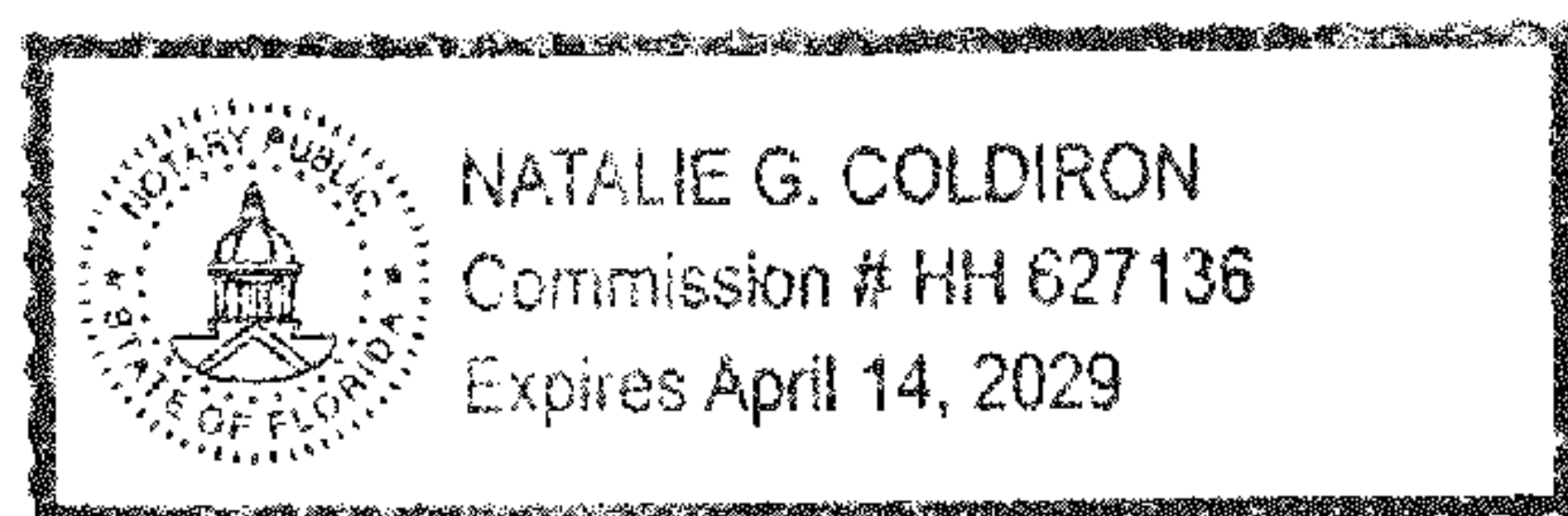
Post Office Address: 1990 Main Street, Suite 803
Sarasota, FL 34236

Mary Setti (seal)
**Mary Setti, individually and as Co-Trustee of
The Richard Setti and Mary Setti Revocable
Trust under Agreement dated the 31st of
October, 2023**

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2026, by **Richard Setti and Mary Setti, individually and as Co-Trustees of The Richard Setti and Mary Setti Revocable Trust under Agreement dated the 31st of October, 2023**, ☐ who are personally known to me, or ☒ who produced FL Drivers Licenses as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron

NOTARY PUBLIC

Natalie G. Coldiron

Printed Name

My Commission Expires: _____