

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112507 2 PG(S)**

8/18/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534048

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29519

Doc Stamp-Deed: \$11,200.00

Consideration: \$1,600,000.00

General Warranty Deed

Made this August 18, 2026 By David G. Catanzarite and Susan L. Catanzarite, individually as husband and wife and David G. Catanzarite, as Trustee of the David G. Catanzarite Qualified Personal Residence Trust dated June 25, 2007 and Susan L. Catanzarite, as Trustee of the Susan L. Catanzarite Qualified Personal Residence Trust dated June 25, 2007, whose post office address is: 24803 Eagle Pointe, Columbia Station, Ohio 44028, hereinafter called the Grantor, to Mark D. Lytle and Mai Huong T. Lytle, husband and wife, whose post office address is: 1007 Dalebrook Drive, Alexandria, Virginia 22308, 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:

UNIT 501, HORIZONS WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 665, PAGE 59, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 2, PAGES 15 - 15C, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0106031080

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that David G. Catanzarite and Susan L. Catanzarite are still acting as Trustees.

Subject to taxes for 2026 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.

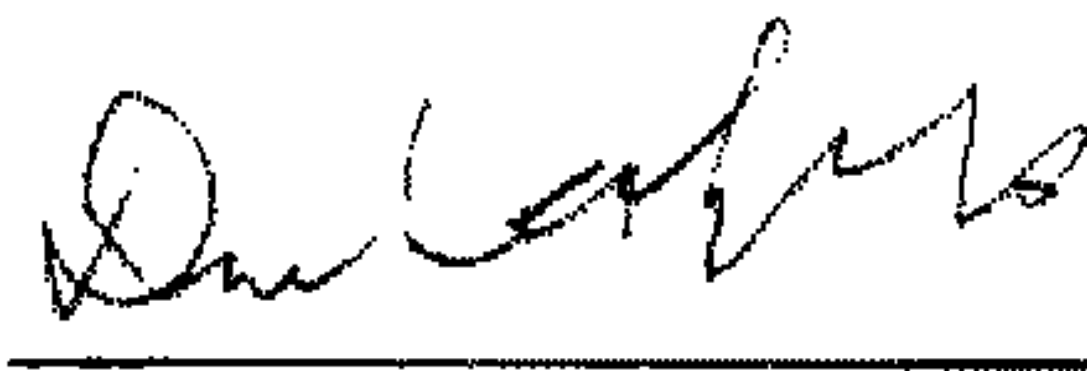
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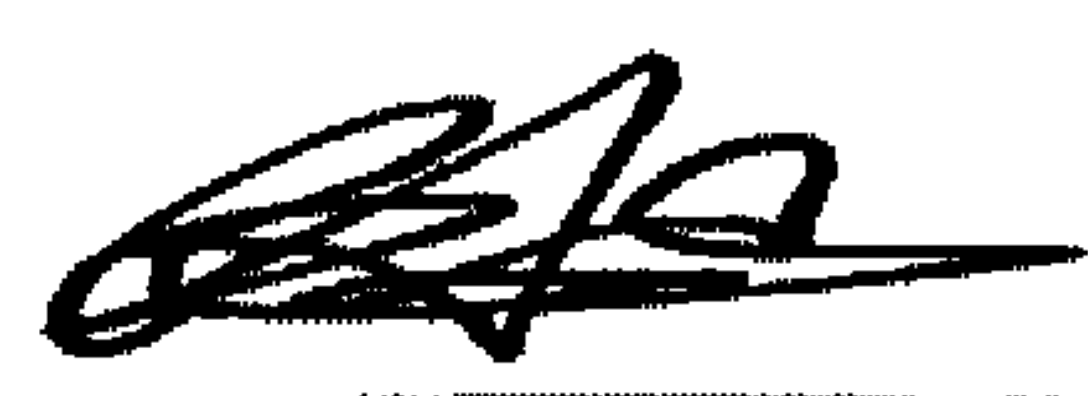
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 
Witness # 1 Printed Name: Jamila S. Grant
Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

 (Seal)
David G. Catanzarite, individually and as Trustee of the
David G. Catanzarite Qualified Personal Residence Trust
dated June 25, 2007

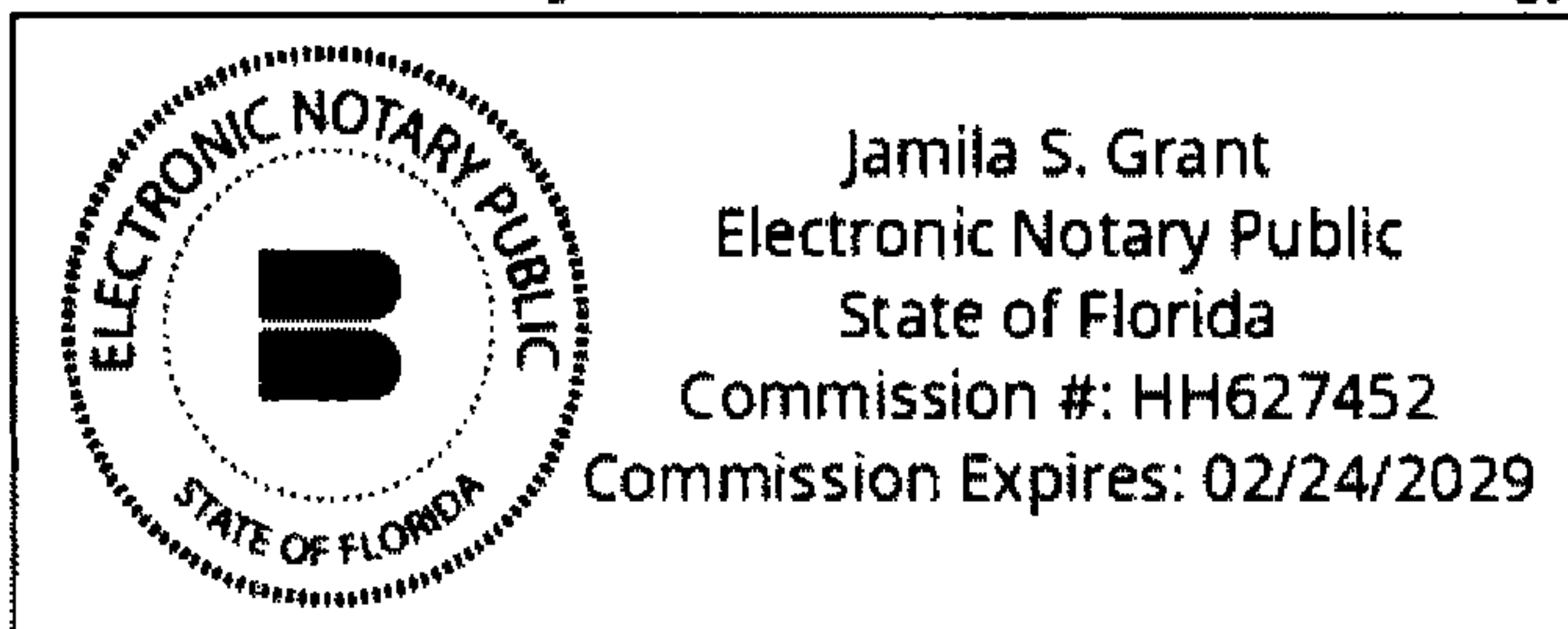
Witness Signature: 
Witness # 2 Printed Name: Brittney Adams
Post Office Address: 2293 Tay Wes Drive
St. Cloud, FL 34771

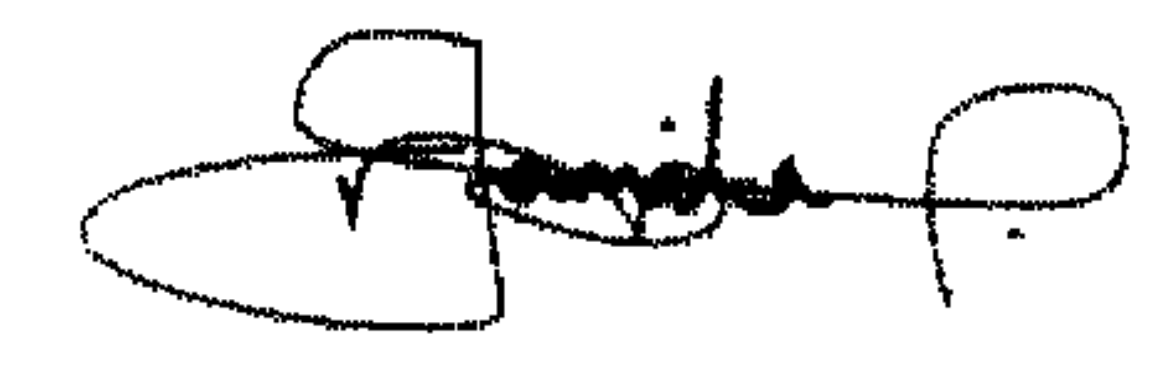
 (Seal)
Susan L. Catanzarite, individually and as Trustee of the
Susan L. Catanzarite Qualified Personal Residence Trust
dated June 25, 2007

State of Florida
County of Osceola

I am a Notary Public of the State of Florida, and my commission expires on 02/24/2029. The foregoing instrument was acknowledged before me by means of [] physical presence or [✓] online notarization this August 13, 2026, by David G. Catanzarite, individually and as Trustee of the David G. Catanzarite Qualified Personal Residence Trust dated June 25, 2007 and Susan L. Catanzarite, individually and as Trustee of the Susan L. Catanzarite Qualified Personal Residence Trust dated June 25, 2007, who are personally known to me or who produced OH DRIVER'S LICENSE as identification.

Notarized online using audio-video communication technology



 Jamila S. Grant
Notary Public
My Commission Expires: 02/24/2029