

Consideration: \$220,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50268-002

8/20/2026 4:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535387

Doc Stamp-Deed: \$1,540.00

Property Appraiser's Parcel ID No.: 0404-09-2015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of August, 2026, by and between **MARCO C. DICARA AND MICHELE A. DICARA-DEBLASIO, INDIVIDUALLY AND AS TRUSTEES OF THE GUIDO DICARA REVOCABLE TRUST, FAMILY SHARE, U/D/T, DATED MARCH 11, 1997, and MARCO C. DICARA AND MICHELE A. DICARA-DEBLASIO, INDIVIDUALLY AND AS TRUSTEES OF THE MARIA DICARA IRREVOCABLE TRUST UNDER DECLARATION OF TRUST DATED MAY 15, 2018**, whose address is **9 Allen Circle, Boxford, MA 01921** (hereinafter "GRANTOR"), and **CAROLINE E. BROOKS AND WILLIAM E. BROOKS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **298 Swaggertown Road, Schenectady, NY 12302** (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 8, BUILDING H, PHASE 3, PINEBROOK LAKE CLUB, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1534, PAGES 1241 THROUGH 1290, AMENDED IN OFFICIAL RECORD BOOK 1540, PAGE 1508, AND RERECORDED IN OFFICIAL RECORD BOOK 1542, PAGE 172, AND AMENDED IN OFFICIAL RECORD BOOK 1800, PAGES 2359 THRU 2366, AND FURTHER AMENDED IN OFFICIAL RECORD BOOK 1819, PAGE 1942, ET. SEQ., AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGES 17 THRU 17E, AMENDED IN CONDOMINIUM BOOK 19, PAGES 24 AND 24A, AMENDED IN CONDOMINIUM BOOK 25, PAGES 8 THRU 8A, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust(s), that the trust(s) have not been amended or modified, that the trust(s) are in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) [Signature]
Printed Name Stephen Comanno
P.O. Address 20 Azalea Circle
Reading MA 01867

(2) [Signature]
Printed Name Mary Carey
P.O. Address 10 School Hill Ln
N. Reading MA 01864

GRANTOR:

**MARCO C. DICARA, INDIVIDUALLY AND
AS TRUSTEE OF THE GUIDO DICARA
REVOCABLE TRUST, FAMILY SHARE,
U/D/T, DATED MARCH 11, 1997**

By: [Signature]
**Marco C. DiCara, Individually
and as Trustee aforesaid**

**MARCO C. DICARA, INDIVIDUALLY AND
AS TRUSTEE OF THE MARIA DICARA
IRREVOCABLE TRUST UNDER
DECLARATION OF TRUST DATED MAY 15,
2018**

By: [Signature]
**Marco C. DiCara, Individually
and as Trustee aforesaid**

STATE OF Massachusetts

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of August, 2026, by Marco C. DiCara, Individually and as Trustees of The Guido DiCara Revocable Trust, Family Share, u/d/t, dated March 11, 1997 and Marco C. DiCara, Individually And As Trustee Of The Maria DiCara Irrevocable Trust Under Declaration Of Trust Dated May 15, 2018, ☒ who are personally known to me or ☒ who have produced MA Drivers License as identification.

[Signature]
Signature of Notary Public

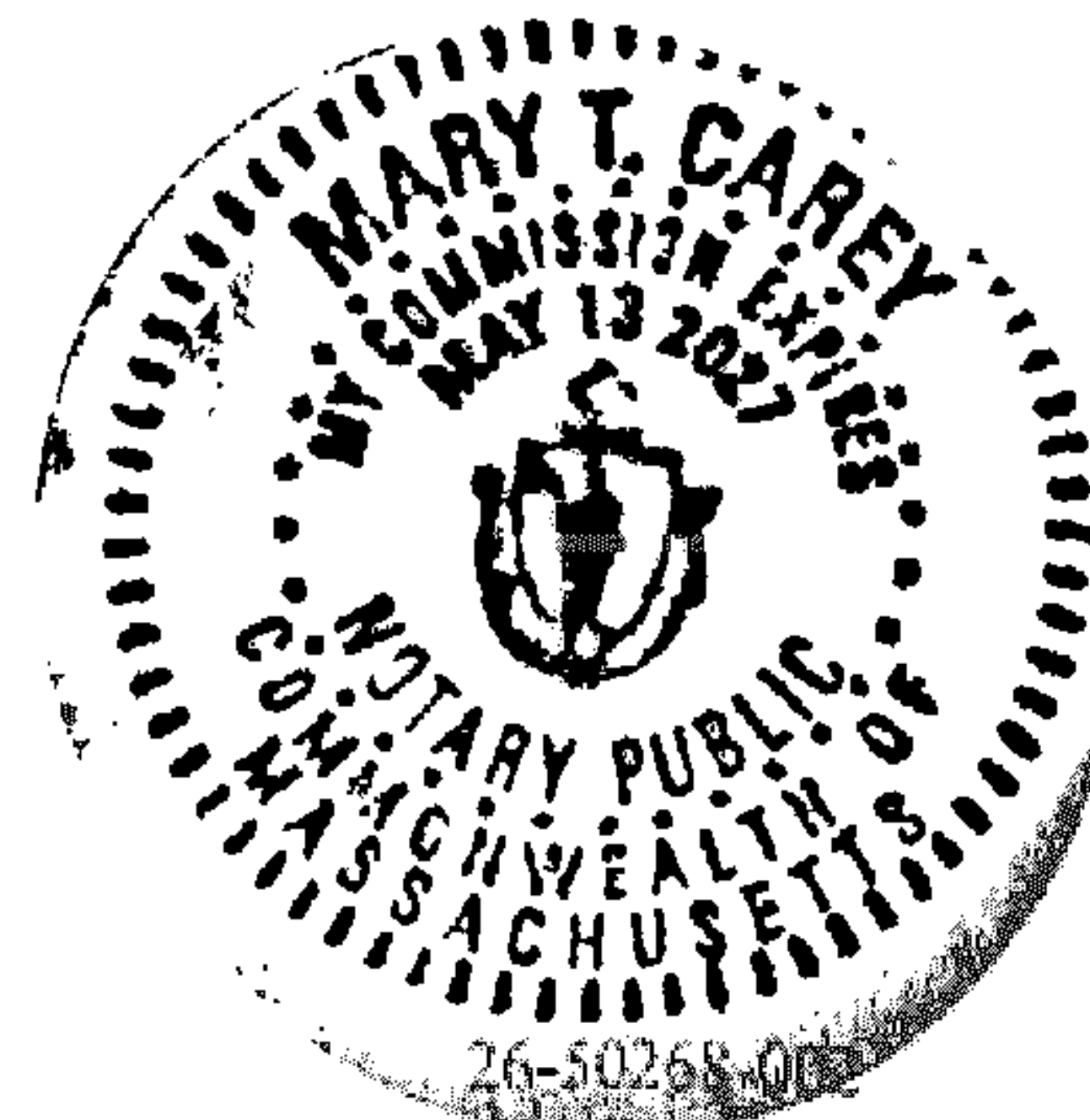
Mary T Carey
Print, Type/Stamp Name of Notary

My Commission Expires: 5/13/27



**MARY T. CAREY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 13, 2027**

(AFFIX SEAL)



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:

(1) [Signature]
Printed Name Stephen Lomanno
P.O. Address 20 Azalea Circle
Reading, MA 01867

(2) [Signature]
Printed Name Mary Carey
P.O. Address 10 School Hill Ln
N. Reading MA 01864

GRANTOR:

MICHELE A. DICARA-DEBLASIO,
INDIVIDUALLY AND AS TRUSTEE OF THE
MARIA DICARA IRREVOCABLE TRUST
UNDER DECLARATION OF TRUST DATED
MAY 15, 2018

By: [Signature]
Michele A. DiCara-DeBlasio, Individually
and as Trustee aforesaid

MICHELE A. DICARA-DEBLASIO,
INDIVIDUALLY AND AS TRUSTEE OF THE
GUIDO DICARA REVOCABLE TRUST,
FAMILY SHARE, U/D/T, DATED MARCH 11,
1997

By: [Signature]
Michele A. DiCara-DeBlasio, Individually
and as Trustee aforesaid

STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of August, 2026, by Michele A. DiCara-DeBlasio, Individually and as Trustee of the Maria DiCara Irrevocable Trust under declaration of Trust dated May 15, 2018 and Michele A. DiCara-DeBlasio, Individually And As Trustee Of The Guido DiCara Revocable Trust, Family Share, U/D/T, Dated March 11, 1997, ☒ who are personally known to me or ☒ who have produced MA Drivers License as identification.

[Signature]
Signature of Notary Public

Mary T Carey
Print, Type/Stamp Name of Notary

My Commission Expires: 5/13/27



MARY T. CAREY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 13, 2027

(AFFIX SEAL)

