

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115433 2 PG(S)**

8/24/2026 4:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536614

Consideration: \$205,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50525-001

Doc Stamp-Deed: \$1,435.00

Property Appraiser's Parcel ID No.: 0176081002

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of August, 2026, by and between **Noicattaro, LLC, a Florida Limited Liability Company**, whose address is **615 Bonito Avenue, Nokomis, FL 34275** (hereinafter "GRANTOR"), and **Anthony D. Fiorio and Kimberley J. Fiorio, husband and wife, as tenants by the entirety**, whose address is **1353 Witt Hollow Rd, Sevierville, TN 37862** (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 102, THE MANOR HOUSE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 777, PAGE 249, AS AMENDED, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 11, AND AMENDMENTS THERETO, 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.

(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) [Signature]
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

Noicattaro, LLC, a Florida limited liability company

By: [Signature]
Giuseppe Gambo
As its: Authorized Member

(2) [Signature]
Printed Name Ariane Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

By: [Signature]
Kimberly A. Gambo
As its: Authorized Member

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Giuseppe Gambo and Kimberly A. Gambo, Authorized Members of Noicattaro, LLC, a Florida Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or ☐ who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

