

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115579 2 PG(S)**

8/25/2026 11:16 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536745

Consideration: \$319,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50505-001

Doc Stamp-Deed: \$2,233.00

Property Appraiser's Parcel ID No.: 0407111070

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of August, 2026, by and between **DIANE PASQUINI, AN UNREMARIED WIDOW**, whose address is **318 Carson Avenue, Greenwich Township, NJ 08027** (hereinafter "GRANTOR"), and **MARY JENNY HALL, AN UNREMARIED WIDOW**, whose address is **217 Captain Frank Road, New Albany, IN 47150** (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 139, BUILDING F, BELLA COSTA (F/K/A BELLA COSTA 2), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1019, PAGES 880 THROUGH 920 AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGES 3, 3A THROUGH E, 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.

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.

(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:

Diane Pasquini

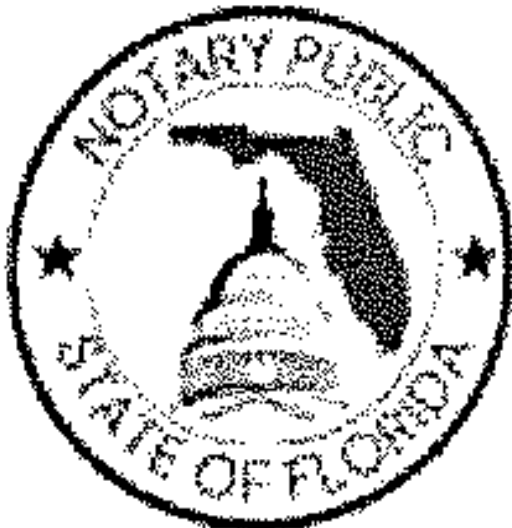
(1) Stephanie Leandre
Printed Name Stephanie Leandre
P.O. Address 538 Bassett Dr
Kissimmee FL 34758

(2) Berjoh Elise Fullilove
Printed Name Berjoh Elise Fullilove
P.O. Address 3971 SW Laffite St
Port St. Lucie FL 34953

STATE OF FLORIDA
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 24th day of August, 2026, by Diane Pasquini, () who is personally known to me or (✓) who has/have produced NJ driver license as identification.

Berjoh Elise Fullilove
Signature of Notary Public
Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary



BERJOH ELISE FULLILOVE
Notary Public- State of Florida
Commission # HH817111
My Comm. Expires Jul 06, 2028