

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116070 2 PG(S)

CONSIDERATION: \$265,000.00
DOC TAX: \$ 1,855.00
RECORD: \$18.50

PARCEL ID NO.: 0020-01-1288

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
(941) 366-4800
Attention: Sarah Ferlazzo, Esq.

8/25/2026 3:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537146

Doc Stamp-Deed: \$1,855.00

WARRANTY DEED

THIS INDENTURE is made as of the 25th day of August 2026, by and between **PHILIP BATTAGLINO and SANDRA BATTAGLINO, husband and wife**, hereinafter referred to as Grantor, whose post office address is 2921 West Old State Road, Schenectady, NY 12303, and **CHERYL LAJOS**, hereinafter referred to as Grantee, whose post office address is 3576 Parkridge Circle, #30-101, Sarasota, FL 34243.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 30-101, Phase 30, PARKRIDGE, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2004046838, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Assunta Gleason

Witness Name: Assunta Gleason

Witness Address: 2925 W. Old State Rd
Schenectady NY 12303

Philip Battaglino

PHILIP BATTAGLINO

Sandra Battaglino

SANDRA BATTAGLINO

Witness Name: John Mariani

Witness Address: 3900 Corbin Rd
Schenectady NY 12303

STATE OF New York
COUNTY OF Albany

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of August 2026 by PHILIP BATTAGLINO and SANDRA BATTAGLINO, who are personally known to me or who have produced NYS Driver License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

[Signature]
Signature of Notary Public

John Mariani
Print Name of Notary Public

I am a Notary Public of the State of New York, and my commission expires on 12/24/2028

JOHN D. MARIANI
Notary Public, State of New York
No. 01MA6273777
Qualified in Montgomery County
Commission expires Dec. 24, 2028