

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117770 6 PG(S)

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

8/28/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538603

File No 5232SWinding

Doc Stamp-Deed: \$4,480.00

Parcel Identification No 0082010028

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026 between **Robert Britt, a widower, Jesse Greco, Jeffrey Greco, a married man, John Greco, a single man, and Jody Bisceglia, a married woman**, whose post office address is 12 Coventry Sq., Holmdel, NJ 07733, of the County of Monmouth, New Jersey, Grantor, to **Tracy West, an unmarried woman, and Barbara M. West, Trustee of Barbara M. West Revocable Living Trust, dated December 19, 2018, as amended and restated June 22, 2026**, whose post office address is 15917 5th Ave E, Bradenton, FL 34212, of the County of Manatee, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

THE WESTERLY 15 FEET OF LOT 14 AND ALL OF LOT 15, TWIN OAK POND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 35, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Britt
Robert Britt

[Signature]
WITNESS
PRINT NAME: John Dooley

[Signature]
WITNESS
PRINT NAME: Devin Schubring

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of August, 2026, by Robert Britt, ☐ who is/are personally known to me or ☒ who has/have produced REAL as identification.

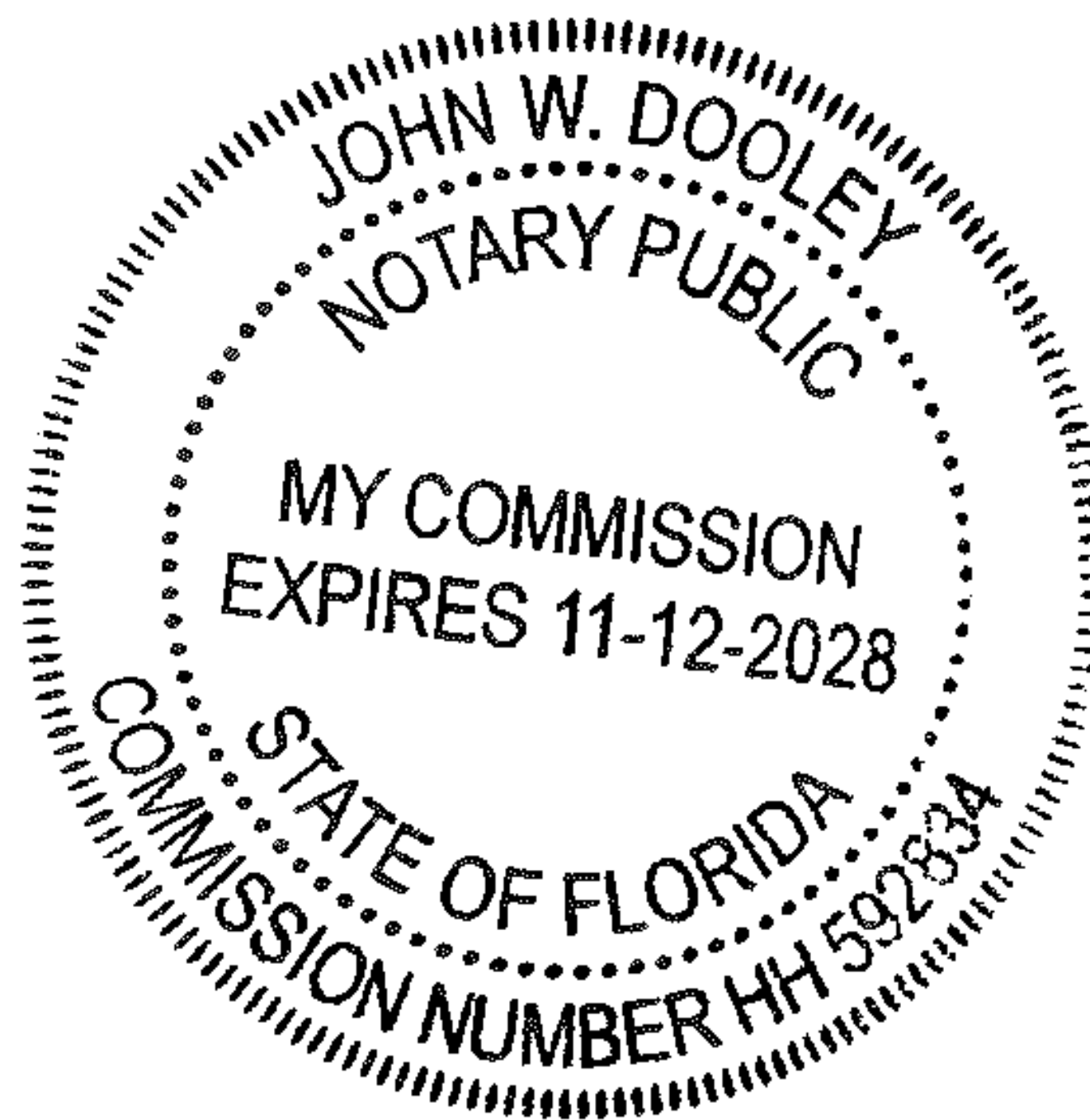
[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

5011 Ocean Blvd, 305
Sarasota, FL 34242

WITNESS 1 ADDRESS

WITNESS 2 ADDRESS
5011 Ocean Blvd, 305
Sarasota, FL 34242



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

X [Signature]
Jesse Greco

[Signature]
WITNESS
PRINT NAME: Ashraf Abusulaiman

[Signature]
WITNESS
PRINT NAME: Jennifer Dodd

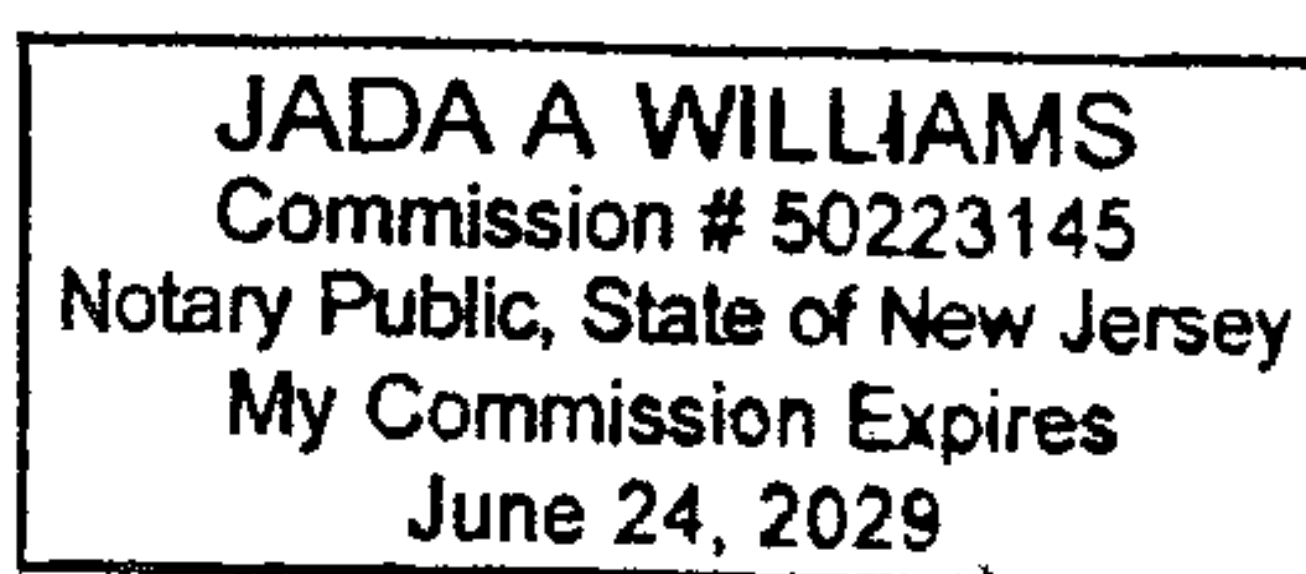
10 Candlelight Dr
Holmdel NJ 07733
WITNESS 1 ADDRESS

10 Candlelight Dr
Holmdel NJ 07733
WITNESS 2 ADDRESS

STATE OF NJ
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21 day of August, 2026, by Jesse Greco () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public
Jada Williams
Print, Type/Stamp Name of Notary



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Jeffrey Greco

Cathy Pires

WITNESS

PRINT NAME: Cathy Pires



WITNESS

PRINT NAME: Joseph Colantuoni

25 Woodhollow Rd
Colts Neck NJ 07722
WITNESS 1 ADDRESS

116 Newmansprings Rd
Lincroft NJ 07738
WITNESS 2 ADDRESS

STATE OF New Jersey
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20
day of August, 2026, by Jeffrey Greco ☒ who is/are personally known to me or ☒ who has/have produced
Auto Driver License as identification.



Signature of Notary Public

Michael D Ricchione
Print, Type/Stamp Name of Notary

MICHAEL D RICCHIONE
Notary Public, State of New Jersey
Comm. # 50226953
My Commission Expires 10/16/2029

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
John Greco

[Signature]
WITNESS
PRINT NAME: Kat Potter

[Signature]
WITNESS
PRINT NAME: Chris Gribben

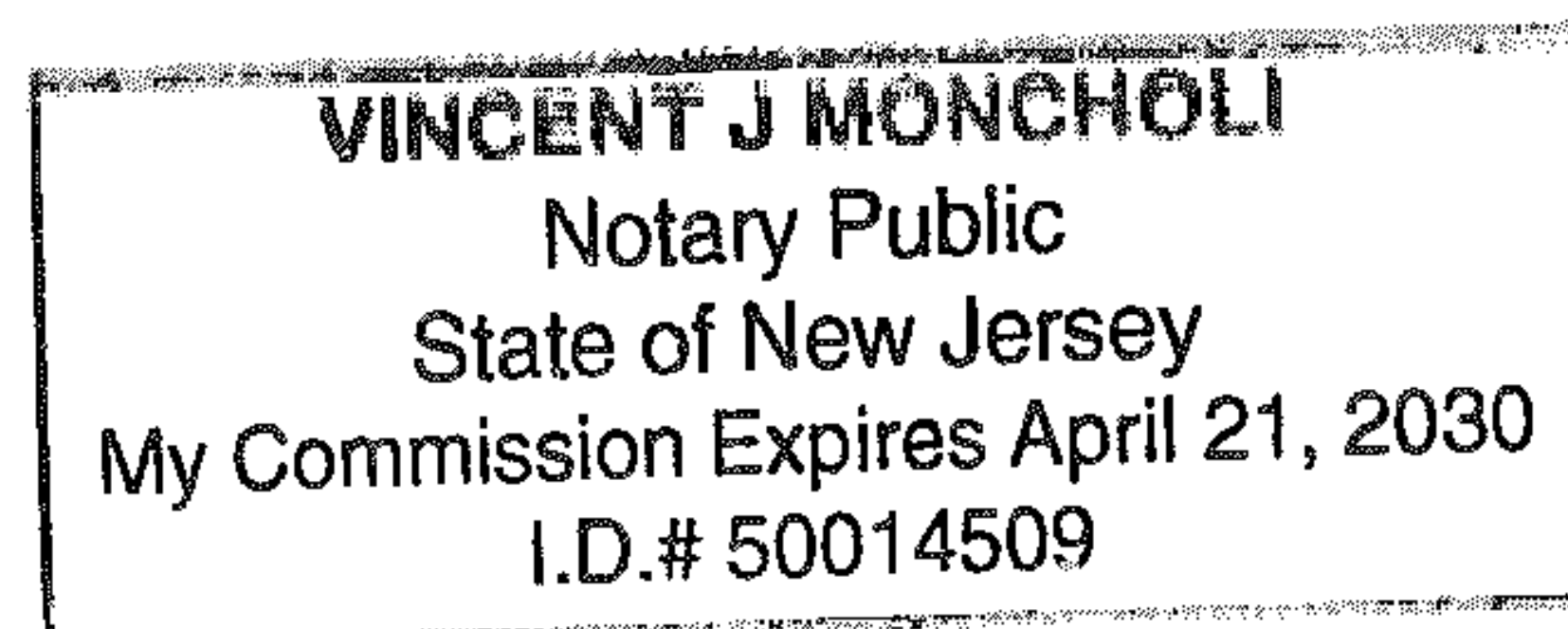
405 Union Ave
Brick, NJ 08730
WITNESS 1 ADDRESS

405 Union Ave
Brick, NJ 08730
WITNESS 2 ADDRESS

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

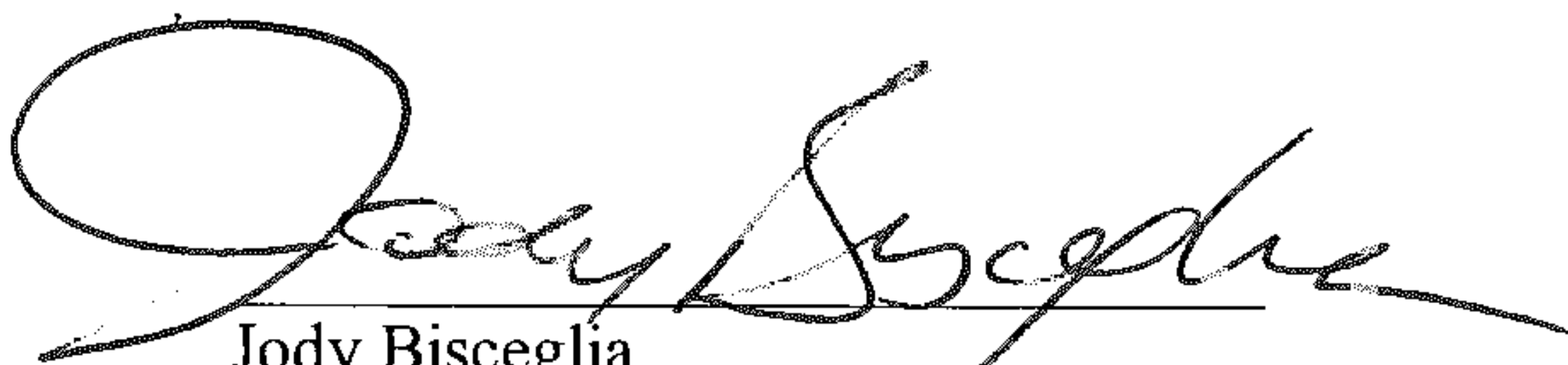
The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 21
day of August, 2026, by John Greco (☐) who is/are personally known to me or (☒) who has/have produced
NJDOL as identification.

[Signature]
Signature of Notary Public
Vincent J. Moncholi
Print, Type/Stamp Name of Notary

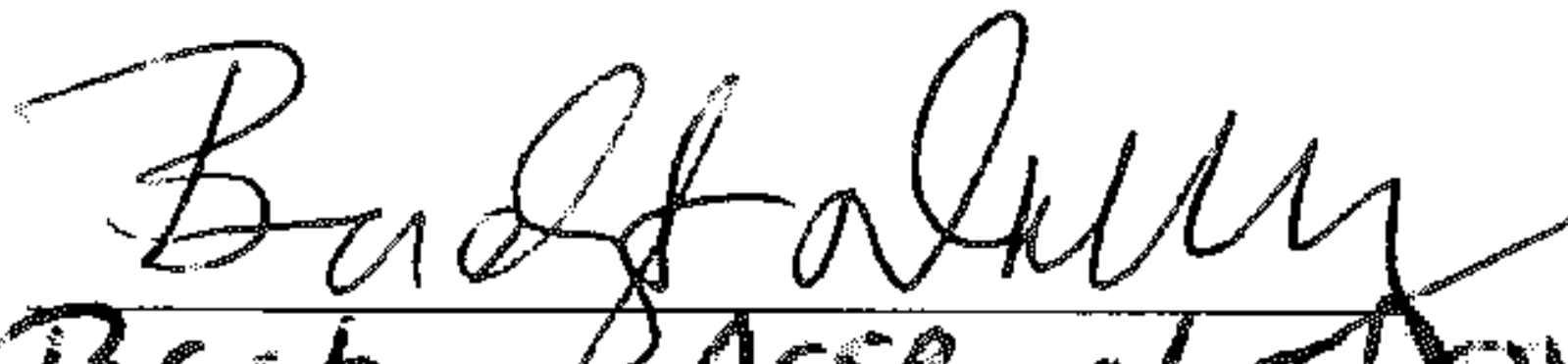


In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

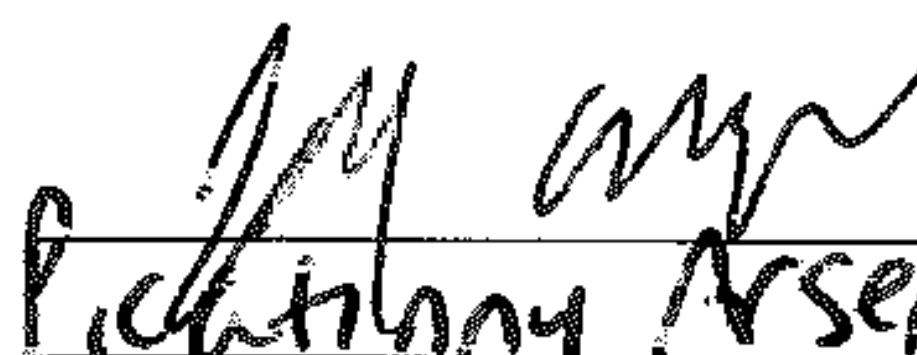
Signed, sealed and delivered in our presence:


Jody Bisceglia

WITNESS
PRINT NAME: Bridget Dollberg

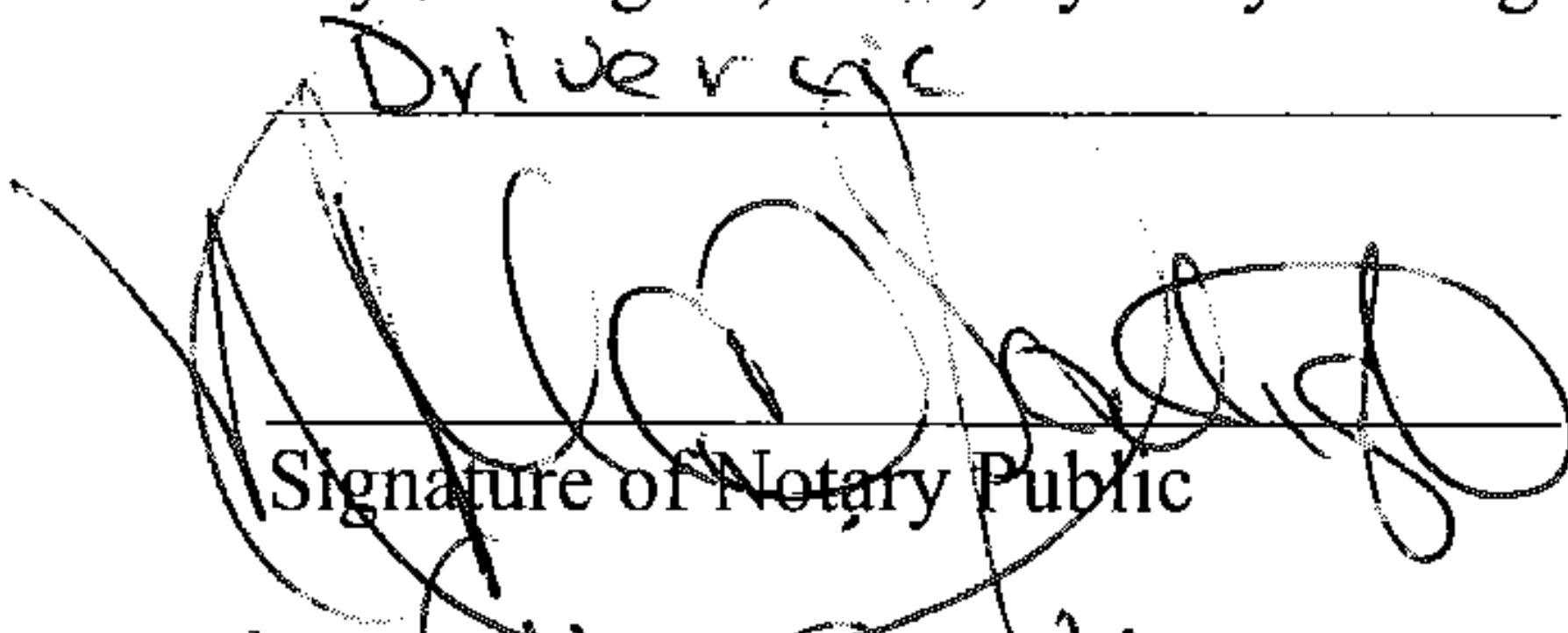

Picatinny Arsenal Dover NJ
WITNESS 1 ADDRESS 07806

WITNESS
PRINT NAME: John Mulligan


Picatinny Arsenal - Dover NJ
WITNESS 2 ADDRESS 07806

STATE OF New Jersey
COUNTY OF Morris

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 20 day of August, 2026, by Jody Bisceglia () who is/are personally known to me or (☒) who has/have produced Driver's Lic as identification.


Signature of Notary Public
Wylka Santiago
Print, Type/Stamp Name of Notary

