

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117922 2 PG(S)

8/28/2026 2:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538707

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 333098-426062

Doc Stamp-Deed: \$4,550.00

Consideration: \$650,000.00
Doc Stamps: \$4,550.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 28th day of August, 2026, by **Nicholas B. Pecora and Kara F. Pecora**, husband and wife ("Grantor") to **Alice Daly**, a single woman, whose post office address is 637 Apalachicola Road, Venice, FL 34285 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 17, BLOCK "D", COUNTRY CLUB ESTATES, UNIT NO.
2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 29A, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0429150022.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: JILL BOWEN
Witness #1 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

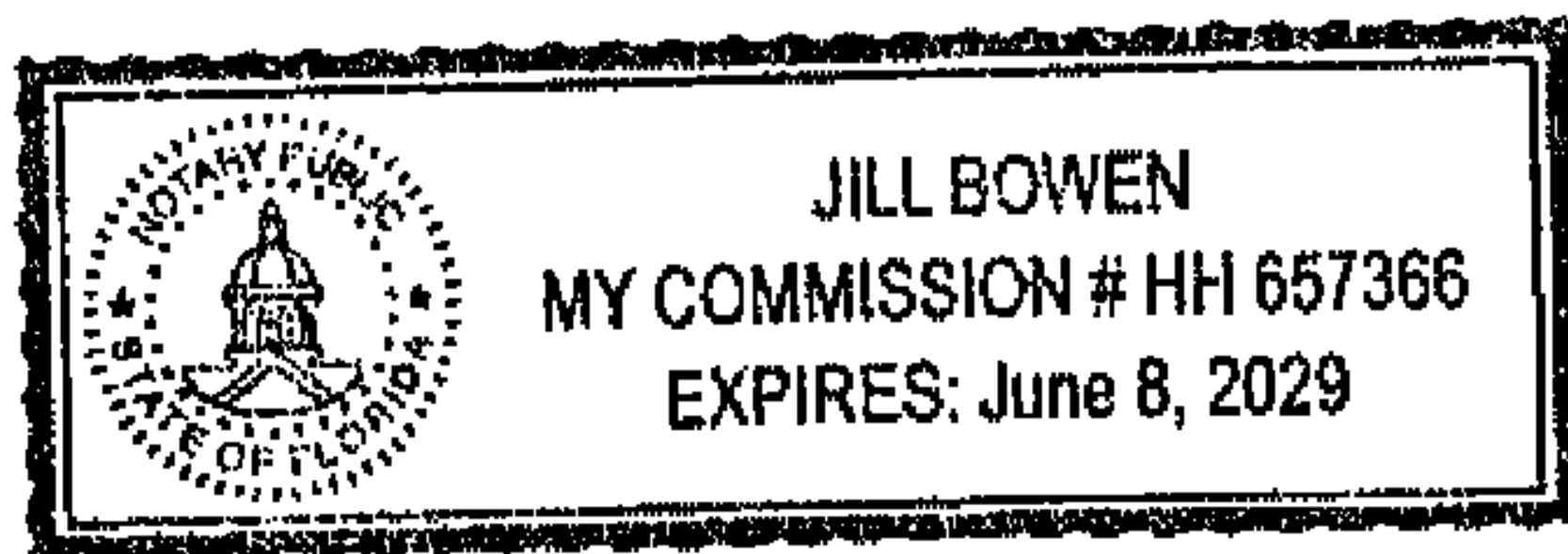
Witness#2 Sign: [Signature]
Witness#2 Print: ANDREW E. ANDREWS
Witness #2 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

[Signature]
Nicholas B. Pecora
Address: 604 Alhambra Road
Venice, FL 34285

[Signature]
Kara F. Pecora
Address: 604 Alhambra Road
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of August, 2026, by Nicholas B. Pecora and Kara F. Pecora.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification X
Type of identification produced FL DL