

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118597 2 PG(S)**

Prepared by and return to:

David Russell
Title & Key
205 North Orange Avenue
Suite 202
Sarasota, FL 34236

8/31/2026 3:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539324

File No 2026-95

Doc Stamp-Deed: \$6,006.00

Parcel Identification No 0407122003

[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 Sebastian Liseo and Theresa Liseo, Husband and Wife, Individually and as Co-Trustees under the Agreement dated April 28, 2005, whose post office address is 495 Seaside Avenue, Westbrook, CT 06498, of the County of Middlesex, Connecticut, Grantor, to Ronald Troy Carroce, a married man, whose post office address is 2235 Mahoning Road, Lake Milton, OH 44429, of the County of Mahoning, Ohio, 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:

UNIT 3, SANTA MARIA PLACE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT 2000117460, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 34, PAGE 28, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH DOCK NO. 1.

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.

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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

the Agreement dated April 28, 2005

By: Sebastian Liseo
Sebastian Liseo, Individually and as Co-Trustee

By: Theresa Liseo
Theresa Liseo, Individually and as Co-Trustee

WITNESS # 1 SIGN ABOVE

PRINT NAME: Zach Eichholz

WITNESS # 2 SIGN ABOVE

PRINT NAME: Chloe Girardeau

24-2 Short Hills Road,
Old Lyme, CT 06371
WITNESS #1 ADDRESS

24-2 Short Hills Road,
Old Lyme, CT 06371
WITNESS #2 ADDRESS

STATE OF CT

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 21 day of August, 2026, by Sebastian Liseo and Theresa Liseo, Individually and as Co-Trustees of the Agreement dated April 28, 2005, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

ZACH EICHHOLZ
Notary Public, State of Connecticut
My Commission Expires 02/29/2028