

9/1/2026 2:27 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539950

THIS INSTRUMENT PREPARED BY & RETURN TO:

Alicia K. Henry, Esq.

THE LAW OFFICE OF ALICIA K. HENRY, P.A.

19700 Cochran Blvd., Unit B

Port Charlotte, FL 33948

Parcel Id. No.: 2016117005

Rec. \$27.00

Doc. \$0.70

Doc Stamp-Deed: \$0.70

This conveyance is exempt from the imposition of Documentary Stamp Tax in accordance with the provisions of Rule 12B-4.013, F.A.C., as there is no change in beneficial ownership interest.

WARRANTY DEED TO TRUSTEE

THIS INDENTURE, Made this 27th day of August, 2026, is between PASQUALE SCOTTI and LYDIA L. SCOTTI, husband and wife, whose post office address is 21739 Kingsbury Avenue, Oakland Gardens, NY 11364, Grantor, and PAUL TRAMONTE, as Trustee of the PASQUALE SCOTTI AND LYDIA SCOTTI 2026 IRREVOCABLE TRUST dated August 27, 2026, whose post office address is 21739 Kingsbury Avenue, Oakland Gardens, NY 11364, Grantee.

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the Grantee, receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns, the following described real property situate in the County of Sarasota and State of Florida (the "Property"), to-wit:

Unit 5, The Sand Dollar South, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 1911, Page 2450, and amendments thereto, and as per Plat thereof, recorded in Condominium Book 26, Page 15, and amendments thereto, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservation, limitations and easements of record.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

TO HAVE AND TO HOLD the property in fee simple with the appurtenances upon the trusts and for the uses and purposes herein and in the above-described trust agreement (the "Trust Agreement") set forth.

Full power and authority is hereby granted to the Grantee and its successors to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to resubdivide the property as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the property or any part thereof to a successor or successors in trust all of the title, estate, powers and authorities vested in the Grantee; to donate, dedicate, and mortgage, pledge or otherwise encumber the property, or any part thereof; to lease the property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or future, and upon any terms and for any periods of time; to partition or to exchange the property, or any part thereof, for other real or personal property; to submit the property to condominium; to grant easements or charges of any kind; to release, convey or assign any right, title or interest on or about an easement appurtenant to the property or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In addition to the foregoing, and not in lieu thereof, it is the intent of this Deed to comply with the provisions of Section 689.073, Florida Statutes, as from time to time in effect, and to vest in Grantee and its successors, full power and rights as Grantee of the property as authorized and contemplated by Section 689.073(1) Florida Statutes, as from time to time in effect. This conveyance is not pursuant to a sale.

No party dealing with the Grantee in relation to this Deed or to the property, in any manner whatsoever, and (without limiting the foregoing) no party to whom the property, or any part thereof or any interest therein, shall be conveyed, encumbered, leased or contracted to be sold by the Grantee, shall be obligated (a) to see to the application of any purchase money, rent or money borrowed or advanced with respect to the property, or (b) to see that the terms of the Trust Agreement have been complied with, or (c) to inquire into the authority, necessity or expediency of any act of the Grantee, or (d) be privileged to inquire into any of the terms of the Trust Agreement.

Every deed, mortgage, lease or other instrument executed by the Grantee in relation to the property shall be conclusive evidence, in favor of every person claiming any right, title or interest thereunder that: (a) at the time of delivery thereof the trust created under the Trust Agreement was in full force and effect; (b) such instrument was executed in accordance with the terms and conditions of the Trust Agreement and all amendments thereof, if any, and is binding upon the beneficiaries thereunder; (c) the Grantee was thereunder duly authorized and empowered to execute and deliver every such instrument; (d) if a conveyance of the property has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, her, his or their predecessor in trust.

It is expressly understood and agreed between the parties and all successors and assigns that this Deed is entered into by Grantee, not personally, but as trustee under the Trust Agreement in exercise of authority conferred upon the trustee therein. No personal liability or responsibility is assumed by or shall be enforceable against the Grantee, either express or implied, and any and all claims for liability, if any, arising with respect to ownership of the property shall be solely enforceable and/or recoverable against the property.

Grantor shall be entitled to the possession, occupancy and enjoyment of the afore-described property, and shall be deemed to hold the beneficial title in equity thereto as provided in §§196.031(1) and 196.041(2), Florida Statutes.

And the Grantor by this Deed fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

(Signature page to follow)

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Witnesses:

Alyssa In
Witness #1 Signature

AIYSSA FAMA
Witness #1 Printed Name

51 JACKSON Ave.
Mineola, NY 11501
Witness #1 Address

Pasquale Scotti
PASQUALE SCOTTI

Lydia L. Scotti
LYDIA L. SCOTTI

Lauren A. Russell
Witness #2 Signature

Lauren A. Russell
Witness #2 Printed Name

555 Patten Ave
Oceanside, NY 11572
Witness #2 Address

STATE OF NEW YORK
COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of physical presence this 27th day of August, 2026, by PASQUALE SCOTTI and LYDIA L. SCOTTI, ☒ who are personally known to me or ☐ who have produced _____ as identification.

(NOTARY SEAL)

Lauren A. Russell
Notary Public
Printed Name: Lauren A. Russell
My Commission Expires: 3/16/2028

