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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543988

Doc Stamp-Deed: \$2,450.00

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

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File Number: 2026-130

Consideration: \$350,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made as of this 11th day of September, 2026 between Ann M. DeLuca and Nancy E. Cunningham, Individually and as Trustees of the Louise G. Cunningham Irrevocable Trust dated December 21, 2020 whose post office address is 10 Clark Avenue, Salem, MA 01970, grantor, and Lisa Jayne Moran and Kevin Paul Moran, wife and husband whose post office address is 10 Harold Road, Farmington, CT 06032, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Unit 1101, TRIANO, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004193068, as thereafter amended, and as per Plat thereof recorded in Condominium Book 37, Page 16, as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

**Parcel Identification Number:** 0401021061

**Subject to** all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

**Grantor Hereby Represents** that they are the duly appointed and qualified Trustees under the Louise G. Cunningham Irrevocable Trust dated December 21, 2020 (the "Trust"). That in all things preliminary to and in and about this conveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

**And specifically, Ann M. DeLuca and Nancy E. Cunningham warrants** that at the time of this conveyance, the subject property is not their 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. Grantor's residence and homestead address is: 10 Clark Avenue, Salem, MA 01970.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 24<sup>th</sup> day of August, 2026.

|                                                                                                                                      |                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Signed, sealed and delivered in our presence:                                                                                        |                                                                                                                                                              |
| <u>[Signature]</u><br>Witness<br>Printed Name: <u>Suzanne E. Mazzari</u><br>Address: <u>19 Deane St.</u><br><u>Salem Ma 01970</u>    | <u>Ann M. DeLuca Trustee</u><br>Ann M. DeLuca, Individually and as Trustee of the Louise G. Cunningham Irrevocable Trust dated December 21, 2020             |
| <u>[Signature]</u><br>Witness<br>Printed Name: <u>Angela M. Scarp</u><br>Address: <u>1103 Chandler St.</u><br><u>Lowell MA 01876</u> | <u>Nancy E. Cunningham Trustee</u><br>Nancy E. Cunningham, Individually and as Trustee of the Louise G. Cunningham Irrevocable Trust dated December 21, 2020 |

State of ma  
County of Essex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of August, 2026 by Ann M. DeLuca and Nancy E. Cunningham, Individually and as Trustees of the Louise G. Cunningham Irrevocable Trust dated December 21, 2020 who ☐ is personally known or ☐ has produced drivers licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Suzanne E. Mazzari  
My Commission Expires: 8/7/2031