

Consideration: \$280,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48913-003

9/11/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544281

Doc Stamp-Deed: \$1,960.00

Property Appraiser's Parcel ID No.: 0407121013

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of September, 2026, by and between **Joseph M. Johnston and Lillian Johnston, husband and wife**, whose address is **202 Kirkland Avenue, West Chester, PA 19380** (hereinafter "GRANTOR"), and **Joseph Nicholas Penizotto and Jessica A. Penizotto, husband and wife, as tenants by the entirety**, whose address is **7914 Walking Stick Way, Liverpool, NY 13090** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 105, BELLA COSTA #1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 946, PAGE 660, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 5, PAGE 19 AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Cristina Ibarra
Printed Name Cristina Ibarra
P.O. Address 218 Walnut Street
Newtown Sq., PA 19073

Joseph M. Johnston
Joseph M. Johnston
Lillian Johnston
Lillian Johnston

(2) EFTHYMIA KYRIACPOULOS
Printed Name EFTHYMIA KYRIACPOULOS
P.O. Address 600 CHARLES ELLIS DR.
Newtown Square PA 19073

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of September, 2026, by Joseph M. Johnston and Lillian Johnston, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

EFTHYMIA KYRIACPOULOS
Signature of Notary Public

EFTHYMIA KYRIACPOULOS
Print, Type/Stamp Name of Notary

