

9/15/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545160

Doc Stamp-Deed: \$1,890.00

Prepared by and return to:

Tammy Melichar
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

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Warranty Deed

This Warranty Deed made this 14th day of September, 2026 between Lisa Wahl, a single woman whose post office address is 2126 Calusa Lakes Blvd, Nokomis, FL 34275, grantor, and Bruce D. Weaver, a single man whose post office address is 6250 Blooming Grove Rd., Glenville, PA 17329, 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, situated, lying and being in Sarasota County, Florida to-wit:

UNIT 110, BELLA COSTA #1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 946, PAGES 660 - 669, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 5, PAGES 19 - 19E AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA,

Parcel Number: 0407121018

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

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 12/31/2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Chloe D
Witness
Printed Name: CHRISTOPHER JOHN
P.O. Address: 51 Kneeland Ave
CRANSTON, RI 02910

Lisa Wahl
Lisa Wahl

Chloe D
Witness
Printed Name: CHLOE DEFIORIMONTE
P.O. Address: 26 LEXTON AVE
CRANSTON, RI 02910

State of Rhode Island
County of WASHINGTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2026 by Lisa Wahl who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Christopher John
Notary Public, State of Rhode Island
My Commission Expires 09/20/2027

Christopher John
Notary Public
Print Name: CHRISTOPHER JOHN
My Commission Expires: 09/20/2027