

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127398 2 PG(S)

9/18/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546890

Doc Stamp-Deed: \$3,493.00

Consideration: \$ 499,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-130

Parcel Identification No 0438-05-0010

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WARRANTY DEED

This indenture made the 17th day of September, 2026 by and between **RICHARD CAPASSO AND ELIZABETH CAPASSO, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE CAPASSO FAMILY TRUST DTD 2/18/2016**, whose post office address is 525 Cheval Drive, Venice, FL 34292, (hereinafter "Grantor"), and **JOHN LOWRY, A SINGLE MAN**, whose post office address is 732 South Gondola Drive, Venice, FL 34293, (hereinafter "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 County, Florida, to-wit:

LOT 31113, VENICE GARDENS, UNIT 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 10, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantors named herein affirm that they are the sole trustees of the trust, that the trust remains unamended and unmodified, is currently valid and in effect, and that they possess full authority to transfer the property to the Grantee.

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:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Sherry A. Riley
WITNESS 1 ADDRESS: 470 Hoffman
Blue Spring City, PA 18815

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Ted Coniglio
WITNESS 2 ADDRESS: 229 E 112 Ave
Cushockin PA 19428

Richard Capasso and Elizabeth Capasso, Individually and as
Trustees of The Capasso Family Trust DTD 2/18/2016

By: [Signature]
Richard Capasso, Individually and as
Trustee aforesaid

By: [Signature]
Elizabeth Capasso, Individually and
as Trustee aforesaid

STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 14
day of September, 2026, by Richard Capasso and Elizabeth Capasso, Individually and as Trustees of The Capasso Family Trust DTD
2/18/2016, (x) who is/are personally known to me or () who has/have produced _____ as
identification.

[Signature]
Signature of Notary Public
Elizabeth Ann Shendge
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
Elizabeth Ann Shendge, Notary Public
Montgomery County
My commission expires August 13, 2028
Commission number 1150717
Member, Pennsylvania Association of Notaries