

9/22/2026 11:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547478

Doc Stamp-Deed: \$0.70

Prepared by and when recorded, return to:

Carina M. de la Torre
Tower Law Group
800 Executive Drive
Oviedo, FL 32765

Property Appraiser's Parcel Identification
Parcel ID No. 0470070041

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on September 18, 2026, by **Robert J. Roe and Alyson F. Roe**, husband and wife, (hereinafter referred to as "Grantor"), who have a mailing address at 202 Pine Street, Danvers, MA 01923, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **Alyson Roe and Robert J. Roe, Trustees of the Chebacco II Nominee Trust, dated April 22, 2005, and restated September 18, 2026**, such Trust having an address of 202 Pine Street, Danvers, MA 01923, and such Trust having been established under that certain revocable trust agreement dated April 22, 2005, by Alyson Roe and Robert J. Roe as Co-Trustees (referred to herein as "Grantee").

Grantor hereby GRANTS, CONVEYS AND WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 4358, VENTURA VILLAGE, UNIT 1, according to the map or plat thereof as recorded in Plat Book 44, Page 47, Public Records of Sarasota County, Florida.

Parcel Identification No. 0470070041

Physical Address: 5224 Athens Way, Venice, FL 34293

Full power and authority are conferred upon Grantee, as a trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in

5224 Athens Way, Venice, FL 34293

force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

This deed was prepared without the benefit of title insurance.

Please send tax-related mail to:
Alyson Roe and Robert J. Roe, Trustees
Chebacco II Nominee Trust, dated April 22, 2005
202 Pine Street
Danvers, MA 01923

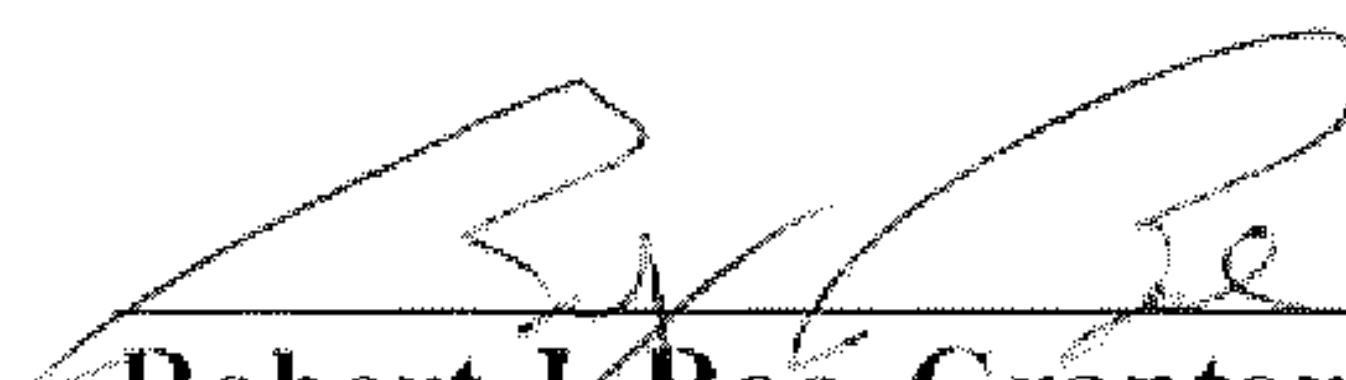
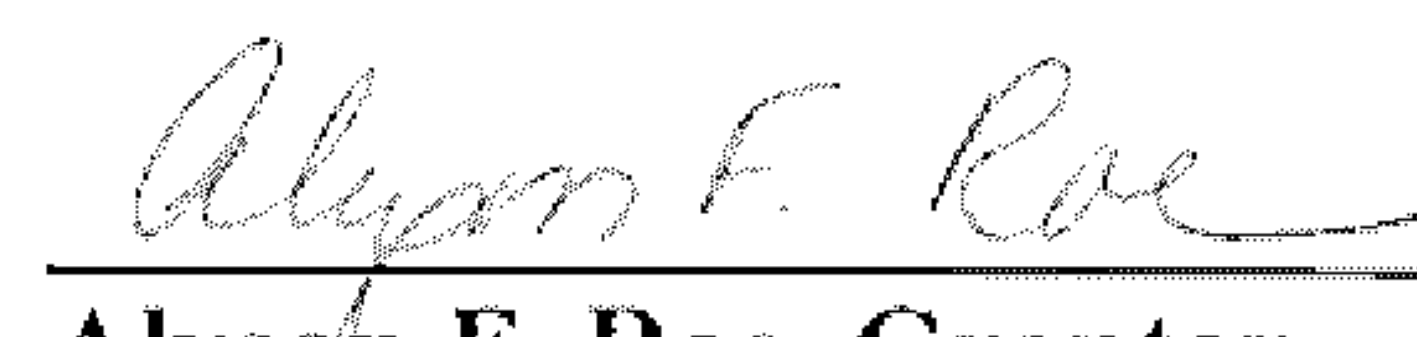
I HEREBY CERTIFY THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO AND I DO NOT GUARANTEE THE MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.



Carina M. de la Torre

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered by:


Robert J. Roe, Grantor
Alyson F. Roe, Grantor

In the presence of:

Witness 1 Signature

Nancy Jean Tsoutsaris

Witness 1 Name

12 Putnam St

Witness 1 Street Address

Danvers, MA 01923

Witness 1 City, State Zip

Witness 2 Signature

Dan Tsoutsaris

Witness 2 Name

12 Putnam St

Witness 2 Street Address

Danvers, MA 01923

Witness 2 City, State Zip

STATE OF MASSACHUSETTS

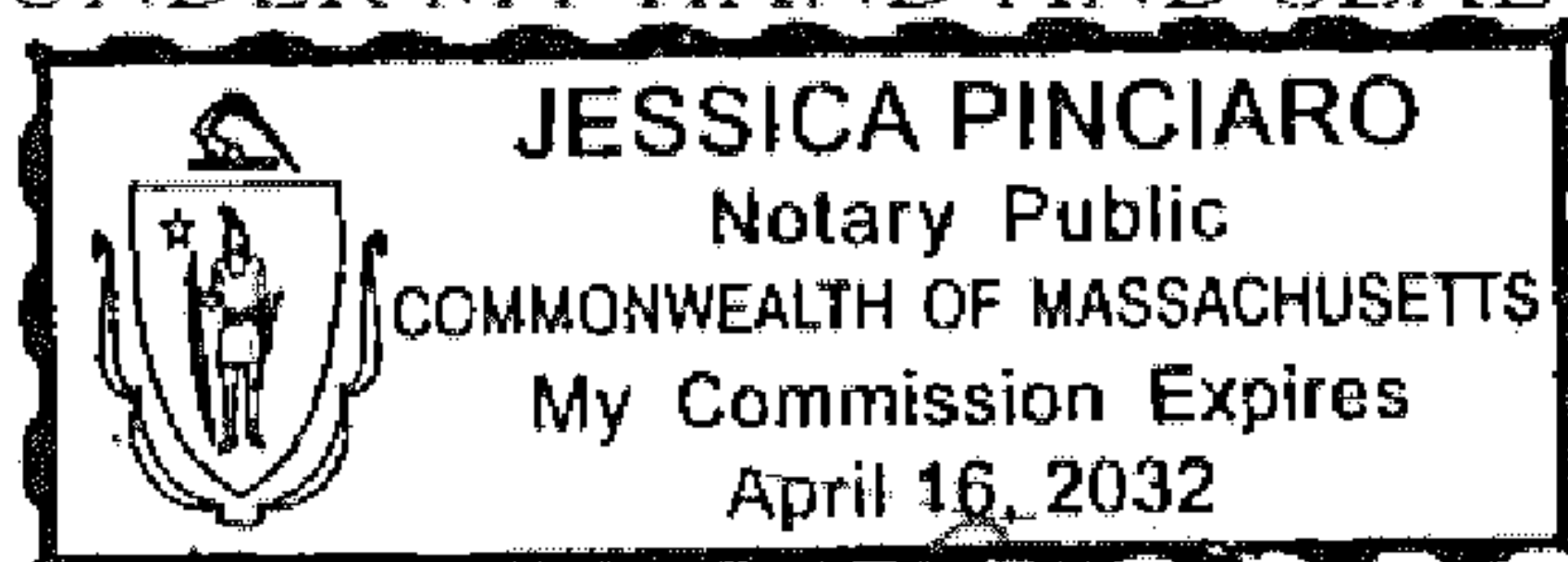
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by **Robert J. Roe**, who is ☐ personally known to me or ☐ who has produced FL Driver's License as photo identification, and by means of ☒ physical presence or ☐ online notarization by **Alyson F. Roe**, who is ☐ personally known to me or ☒ who has produced MA Driver's License as photo identification, thereby proving themselves to be the persons whose names are subscribed to the foregoing instrument as Grantors, who identified this instrument as a Warranty Deed and signed such instrument willingly as Grantors for the purposes and consideration therein expressed, and witnessed by means of ☒ physical presence or ☐ online notarization by Nancy Jean Tsoutsaris, a witness who is ☐ personally known to me or ☒ who has produced MA Driver's License as photo identification, and witnessed by means of ☒ physical presence or ☐ online notarization by Dan Tsoutsaris, a witness who is ☐ personally known to me or ☐ who has produced MA Driver's License as photo identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on September 18, 2026.

(Seal)

My Commission Expires: April 16, 2032



Jessica Pinciario, Notary Public
State of Massachusetts