

Prepared by, record & return to:
Melissa Polissaint
Delray Title & Abstract Co
210 NE 6th Ave, #105
Delray Beach, FL 33483
File Number: 20500
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547585

Doc Stamp-Deed: \$525.00

Warranty Deed

Made this 18th day of September, 2026 A.D. By **Mark Isaacs, a single man**, of the County of Sarasota, State of Florida, hereinafter called the grantor(s), to **Jerry S. Grasso, a single man**, whose post office address is: 195 Chapel Glenn Dr, Hamburg, New York 14075, hereinafter called the grantee(s):

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Unit 39, Glen Oaks Ridge Villas, Section 1, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 979, Page 1209, and amendments thereto and according to the plat thereof recorded in Condominium Book 6, Page 14, Public Records of Sarasota County, Florida. Together with an undivided interest in the common elements appurtenant thereto.

Subject to current taxes, covenants, conditions, easements, restrictions, reservations and limitations of record, if any, and all valid zoning ordinances.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melissa Polissaint
Witness Signature
Printed Name Melissa Polissaint

Mailing add: 210 NE 6th Avenue
Delray Bch, FL 33483

Clara Ocegvera
Witness Signature
Printed Name Clara Ocegvera

Mailing add: 210 NE 6th Avenue
Delray Bch, FL 33483

Mark Isaacs by Ellen Isaacs ATTY IN FACT
(Seal)
Mark Isaacs by Ellen Isaacs his attorney in fact
Address: 3944 Ashwood Lane #39, Sarasota, Florida 34232

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() online notarization, this 18th day of September, 2026, by Ellen Isaacs, as Attorney-in-fact for
Mark Isaacs, who is/are () personally known to me or who has ☒ produced FL DL as
photo identification.

(Affix Notary stamp)



MELISSA POLISSAINT
Notary Public
State of Florida
Comm# HH800760
Expires 7/12/2030

Melissa Polissaint
Notary Public
Print Name:
My Commission Expires: 7/12/2030