

9/22/2026 2:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547899



Doc Stamp-Deed: \$1,470.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 269642-90

WARRANTY DEED

This indenture made on **September 22, 2026** by **Rudolph Heller III and Teresa D. Heller, husband and wife**, whose address is: 4703 Creekscape Crossing, New Bern, NC 28562 hereinafter called the "grantor", to **Anthony Gallo and Rosa Gallo, husband and wife**, whose address is: 415 L Amboance Dr. #603, Longboat Key, FL 34228, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit N-05, LONGBOAT KEY MOORINGS MARINA F/K/A HARBOURSIDE MOORINGS MARINA OF LONGBOAT KEY, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Second Amendment to the amended and restated Declaration of Condominium as recorded in Official Records Book 2296, Page 411, and amendments thereto, and as per plat thereof, recorded in Condominium Book 29, Page 22, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0006071233**

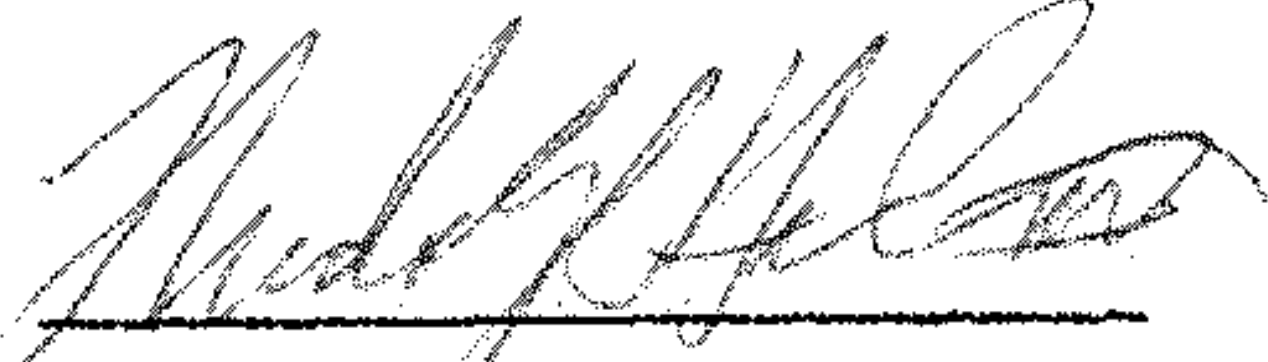
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

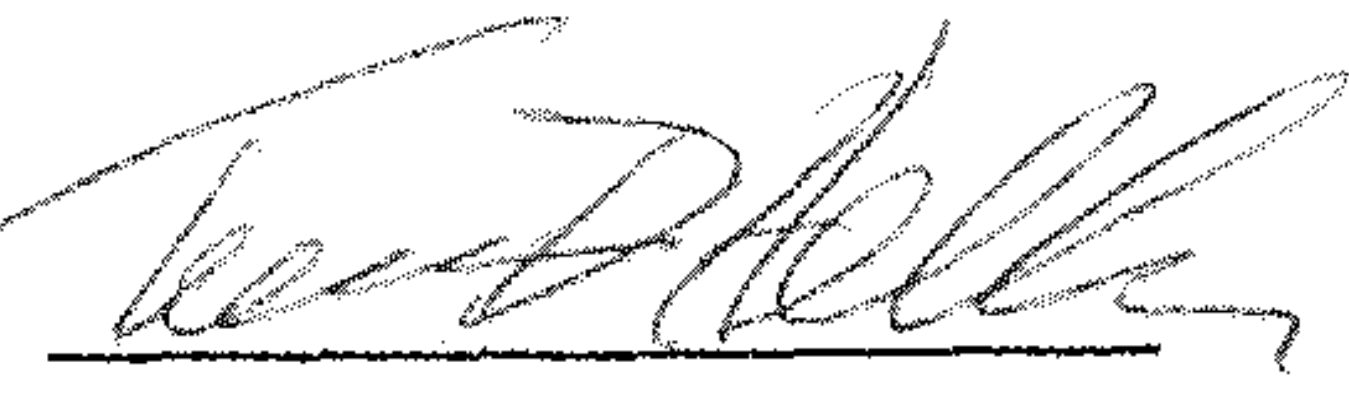
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 December 31st of 2025.

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

✓ 
Rudolph Heller III

✓ 
Theresa D. Heller
9/11 Teresa

Signed, sealed and delivered in our presence:

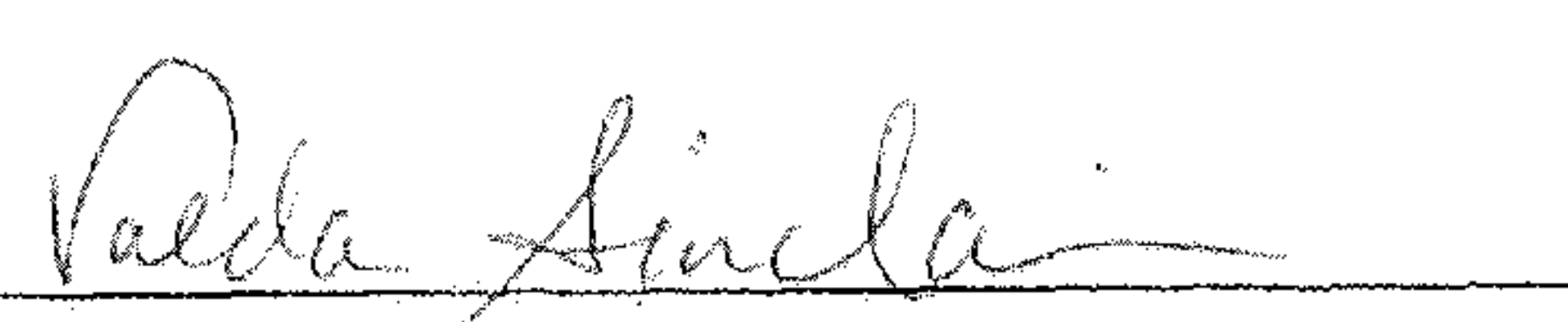
✓ 
1st Witness Signature

✓ Print Name: SEYMOUR SINCLAIR

✓ Address: 1011 HOT ROD RD
NEW BERN 28562

✓ State of NORTH CAROLINA

✓ County of Craven

✓ 
2nd Witness Signature

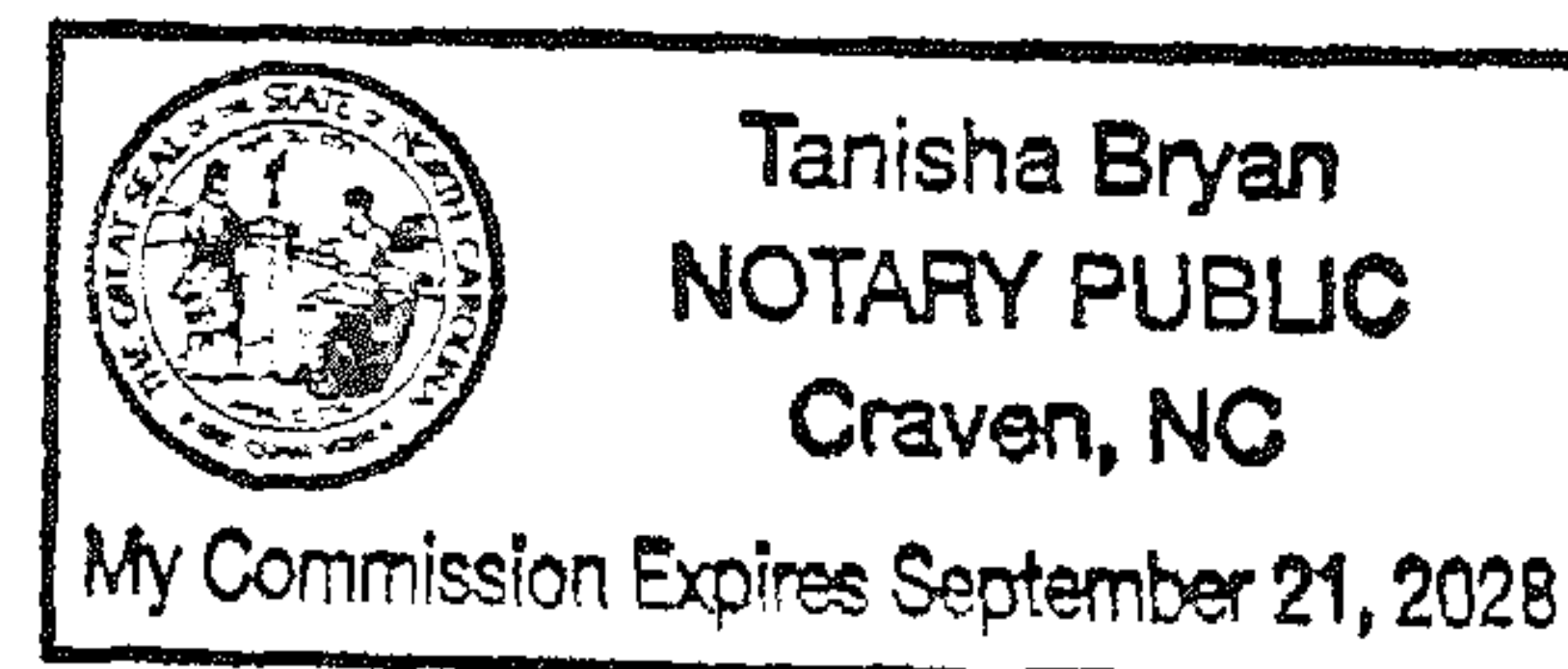
✓ Print Name: VALDA SINCLAIR

✓ Address: 1011 HOT ROD RD
New Bern NC 28562

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 17th September 2026 by Rudolph Heller III and Theresa D. Heller, who () is/are personally known to me or who (X) produced a valid NC driver's license as identification.

✓ 
Notary Public Signature.
Printed Name: Tanisha Bryan
My Commission Expires: 9-21-2028

(NOTARY SEAL)



**CERTIFICATE OF APPROVAL
SALE OF CONDOMINIUM**

Seller's Name: Rudolph Heller III Theresa D Heller

Buyer's Name: Anthony Gallo

Property Address: 2600 Harbourside Dr. #N-05, Longboat Key, FL 34228

Legal Description: UNIT N-05 PHASE 10 LONGBOAT KEY MOORINGS MARINA

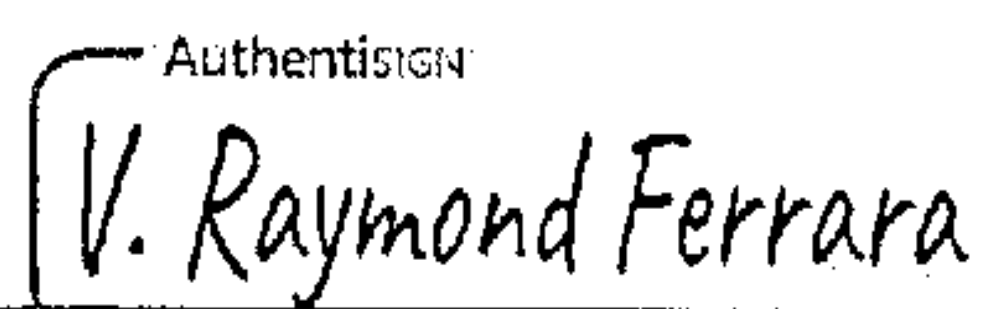
VESSEL: Tiara LS

Length: 34'9 feet

Beam: 11feet

The undersigned, V. Raymond Ferrara, President does hereby certify that he is the duly elected and qualified officer of Longboat Key Marina Condominium Association II, Inc., a condominium association, that he has the authority to execute this Certificate of Approval, that the Board of Directors of the Association have received notice that the above unit is being sold or conveyed by the above-named Sellers (as owners) to the above named purchasers, and that the Board of Directors of the Association have approved the sale and purchase by the parties named above. Further, the Association hereby waives any right which the Association may have to purchase said Unit if the Association has an option to purchase said unit under the Declaration of Condominium.

LONGBOAT KEY MARINA
CONDOMINIUM ASSOCIATION II, INC.

BY  V. Raymond Ferrara
V. Raymond Ferrara, President

08/26/26