

9/23/2026 12:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548252

Doc Stamp-Deed: \$1,645.00

Incident to the issuance of title insurance.

Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00424

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated September 18th, 2026 by **Ronald G. Moretti, an Unmarried Person, individually and as Trustee of The Ronald G. Moretti Living Trust dated May 1, 1997**, hereinafter called the Grantor, to **Robert Wade and Tamera B. Wade, Husband And Wife**, who has a mailing address of 5271 Mahogany Run Avenue # 712, Sarasota, FL 34241 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 712, Building 7, VERANDA II AT HERITAGE OAKS, a Condominium according to the Declaration of Condominium recorded in Instrument #1998105607, and as amended, and as per plat thereof recorded in Condominium Book 33, Pages 11, 11A through 11C, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0268081026

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

The Ronald G. Moretti Living Trust dated May 1, 1997

Ronald G. Moretti

By: Ronald G. Moretti, individually and as Trustee

After Closing Address:

8000 S. Market Street, Unit 101
Oak Creek, WI 53154

Jennifer J Manyfield
Witness: (Signature)

Jennifer J Manyfield
Printed Name

3723 W. Grange Ave
Address

Greenfield, WI 53221
City, State, Zip

Barbara A. Kis

Witness: (Signature)

Barbara A. Kis
Printed Name

3723 W. Grange Ave
Address

Greenfield, WI 53221
City, State, Zip

STATE OF: WISCONSIN

COUNTY OF: MILWAUKEE

The foregoing instrument was acknowledged on September 18, 2026 by means of ☒ physical presence or
() online notarization By: **Ronald G. Moretti, individually and as Trustee of The Ronald G. Moretti Living Trust**
dated May 1, 1997

who is () personally known to me; or (X) produced a A Drivers License as identification.

Jennifer J Manyfield
Notary Public (signature)

Print Name:

My Commission Expires:

Jennifer J Manyfield
02-09-2029

