

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

9/23/2026 2:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548415

File Number: 26-1129

Doc Stamp-Deed: \$1,260.00

Consideration: \$180,000.00

General Warranty Deed

Made this September 21, 2026, by **Elizabeth A. Lucchesi, an unmarried woman, individually and as Trustee of the Elizabeth A. Lucchesi Trust, dated September 21, 2015**, whose post office address is: 1800 Hermitage Boulevard, Apt. 322, Tallahassee, FL 32308, hereinafter called the Grantor, to **James Peters and Patricia Cudzil-Peters, Trustees of The James and Patricia Peters Revocable Trust, under agreement dated June 24, 2024**, whose post office address is: 1849 Town Line Road, Lancaster, NY 14086, hereinafter called the Grantee:

(Whenever used herein the term "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)

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:

Unit 75, Glen Oaks Ridge Condominium Villas, Section One, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 979, Page 1209, and amendments thereto, and as per Plat thereof, recorded in Condominium Book 6, Page 14, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2021061075**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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; and that said land is free of all encumbrances except taxes for the current year and subsequent years.

Grantor herein states that the above-referenced Trust has not been revoked, amended or modified in any way which would affect the powers of the Trustee to grant, sell and convey real property, that said Trust is still in full force and effect, and that Elizabeth A. Lucchesi is still acting as Trustee.

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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:*

Cameron Nathan

Signature of Witness #1

Printed Name of Witness #1: Cameron Philip Nathan

Post Office Address: 12 SE 7th Street, Suite 820
Ft Lauderdale, FL 33301

Elizabeth A Lucchesi (seal)

**Elizabeth A. Lucchesi, individually and as
Trustee of the Elizabeth A. Lucchesi Trust,
dated September 21, 2015**

Madline Gilice

Signature of Witness #2

Printed Name of Witness #2: Madline Gilice

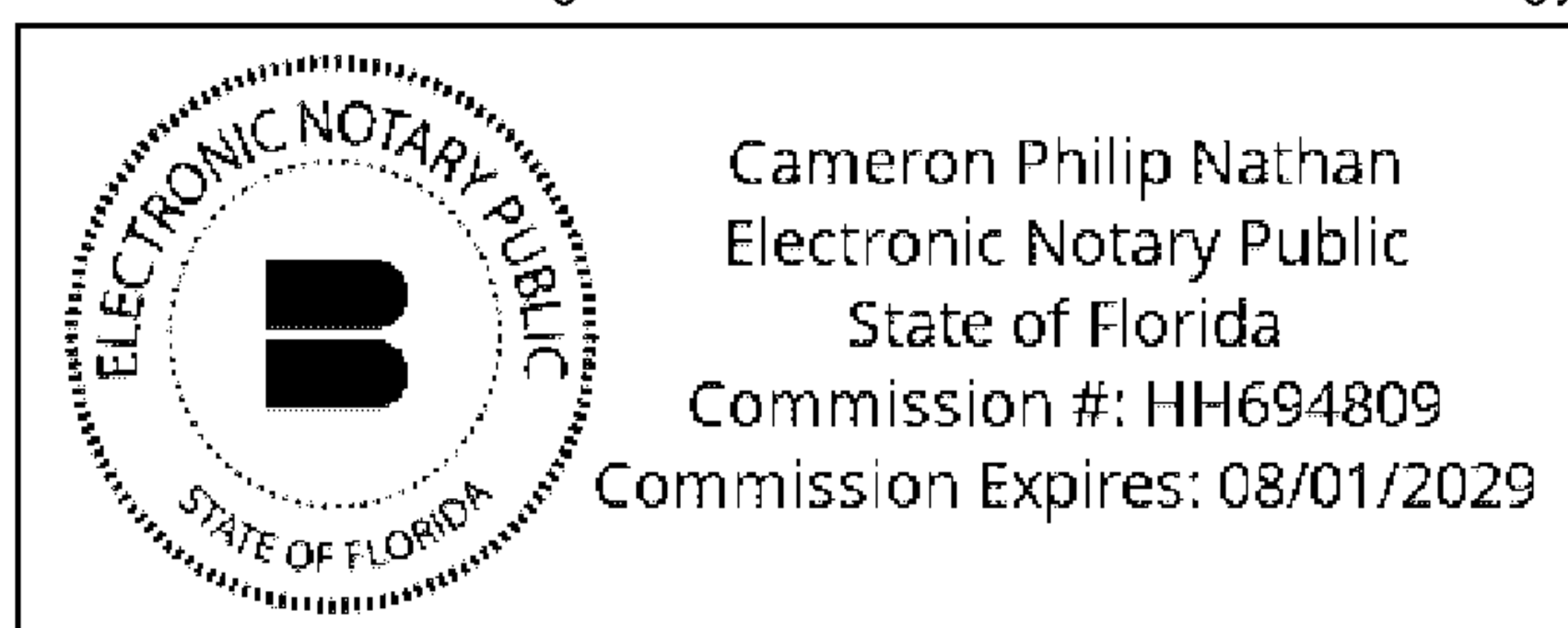
Post Office Address: 12 SE 7th Street, Suite 820
Ft Lauderdale, FL 33301

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization,
this 21st day of September, 2026, by **Elizabeth A. Lucchesi, individually and as Trustee of the Elizabeth A.
Lucchesi Trust, dated September 21, 2015**, ☐ who is personally known to me, or ☒ who produced _____
driver license as identification.

(NOTARY STAMP/SEAL)

Notarized online using audio-video communication technology



Cameron Nathan

NOTARY PUBLIC

Cameron Philip Nathan

Printed Name

My Commission Expires: 08/01/2029