

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-741-ASC
Sales Price: Price: \$400,000.00

9/24/2026 4:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3549111

Doc Stamp-Deed: \$2,800.00

General Warranty Deed

Made this 24th day of September, 2026 By **Thomas S. Tolliver, Individually and as Trustee of The Thomas S. Tolliver Living Trust** dated October 27, 2016, an unmarried man, whose address is: 3721 Clintonville Road, Waterford Township, MI 48329, hereinafter called the grantor, to **Joseph A. Panichella and Deborah A. Panichella, husband and wife**, whose post office address is: 250 Santa Maria Street, apt 219, Venice, FL 34285, 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, viz:

Unit 219, Bella Costa #1, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 946, Page 660, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0407121050**

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 accruing subsequent to December 31, 2025.

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

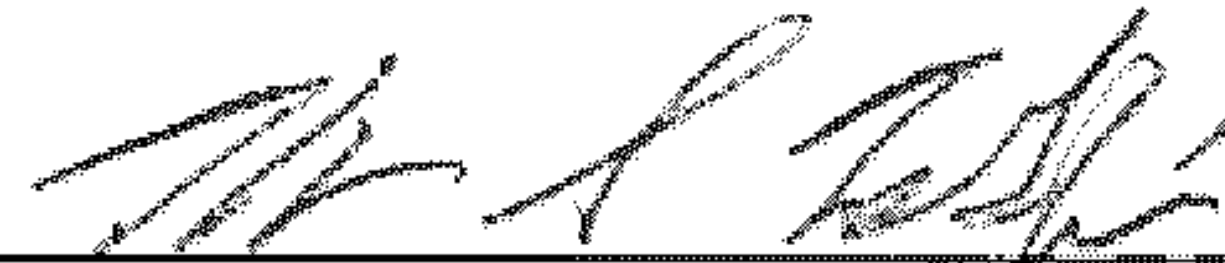
Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



Witness Signature above:

Witness print name below:

JAMES M. BAILEY



Thomas S. Tolliver, Individually and as Trustee of
the Thomas S. Tolliver Living Trust dated October
27, 2016
3721 Clintonville Road, Waterford Township, MI
48329

Witness Address:

331 W. VENICE AVE
VENICE, FL 34285



Witness Signature above:

Witness print name below:

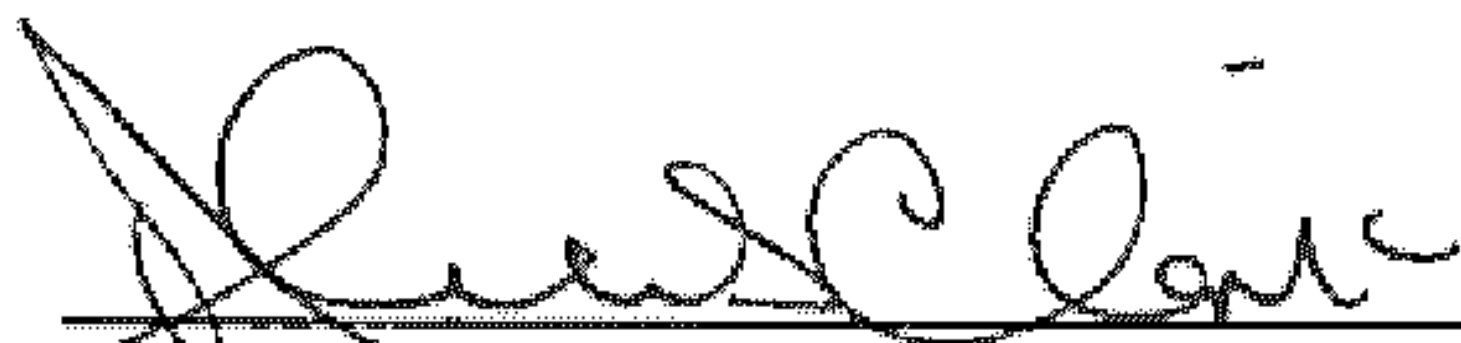
Alice S. Clark

Witness Address:

110 Nokomis Ave N
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 23rd day of September, 2026, by Thomas S. Tolliver,
Individually and as Trustee of The Thomas S. Tolliver Living Trust dated October 27, 2016,
☐ who is/are personally known to me or ☒ who has/have produced
Michael D.L. as identification.



Signature of Notary Public

Alice S. Clark

Print, Type/Stamp Name of Notary

