



Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

File Number: 26-132

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040088 2 PG(S)
March 27, 2026 03:17:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,058.00


General Warranty Deed

This Indenture, made this March 27, 2026 A.D. By **Archie S. Giobbi and Matilda M. Giobbi, husband and wife**, whose mailing address is: 9223 N. Crown Ridge, Fountain Hills, Arizona 85268, hereinafter called the grantor, to **Betsy Mele, an unmarried woman**, whose post office address is: 1 Curacao Circle, Unit 44, Englewood, Florida 34223, 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 44, ENGLEWOOD GOLF CONDOMINIUM VILLAS F/K/A ENGLEWOOD GOLF CONDOMINIUM VILLAS IX, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1047, PAGE 862, AND AMENDMENT OF MERGER IN OFFICIAL RECORDS BOOK 2284, PAGE 1456, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGE 9, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 0486016002

Subject to reservations, restrictions, and easements of record.

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.


Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

File Number: 26-132

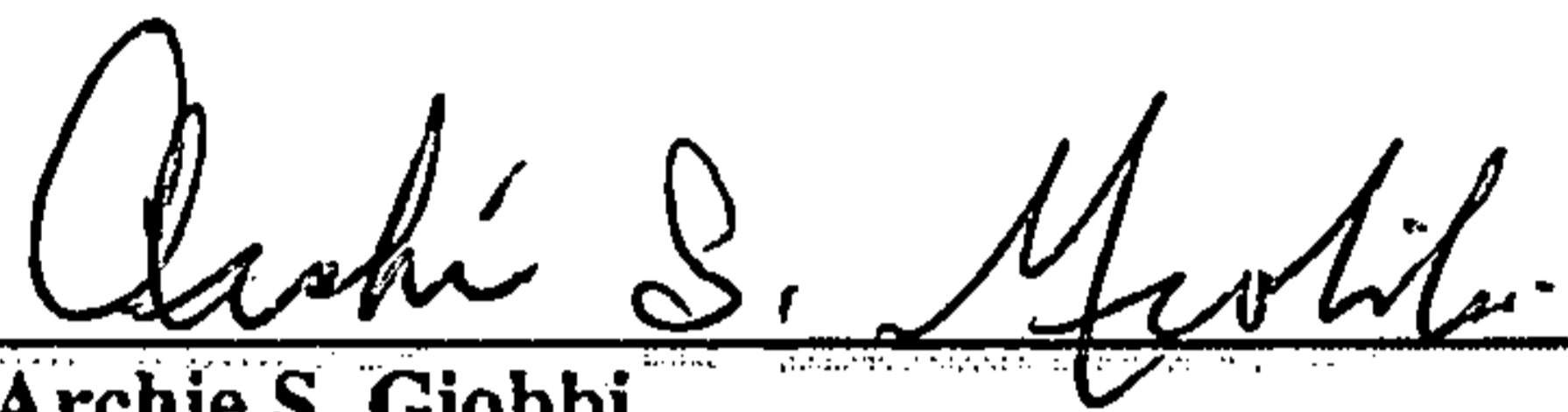
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

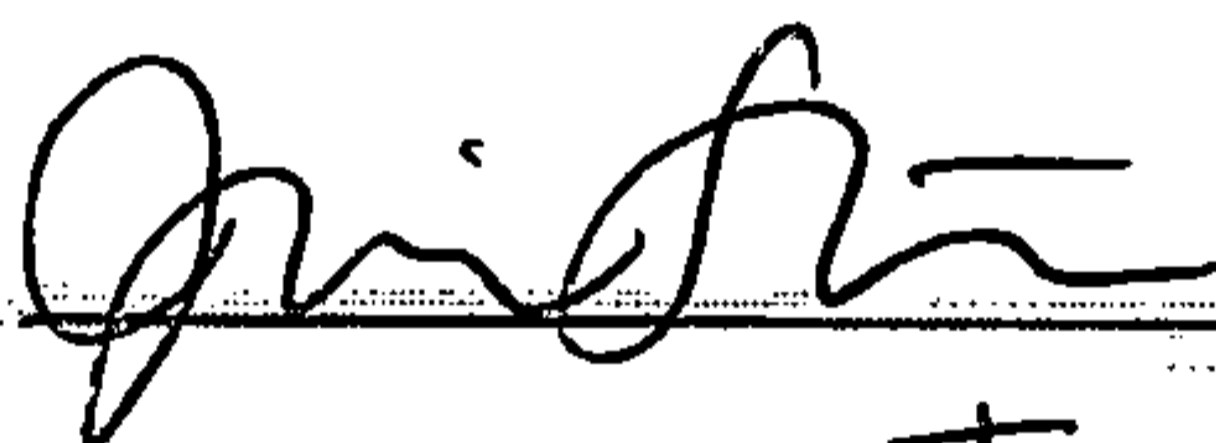
Signed, sealed and delivered in our presence:



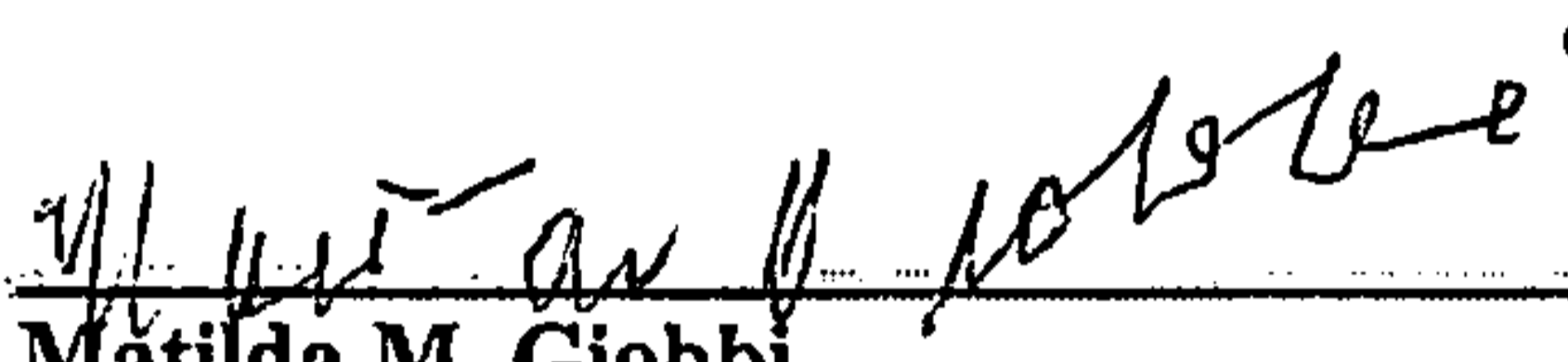
Witness Printed Name MICHAEL HIRSCHTICK
Address: 15509 W SCOTTSDOWN RD #401
SCOTTSDOWN, AZ 85254



Archie S. Giobbi (Seal)
Address: 9223 N. Crown Ridge, Fountain Hills, Arizona 85268



Witness Printed Name Jessica Styburski
Address: 223 W. Angela Dr Phoenix AZ 85023

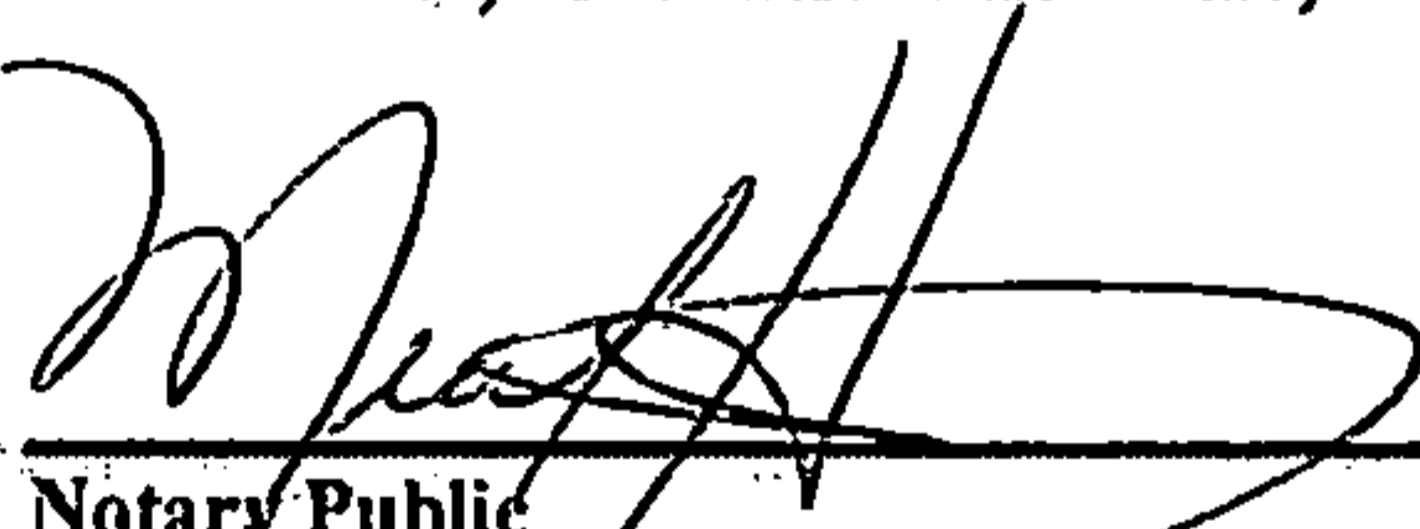


Matilda M. Giobbi (Seal)
Address:

State of ~~Florida~~ Arizona
County of ~~Sarasota~~ Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2026, by Archie S. Giobbi and Matilda M. Giobbi, husband and wife, who are personally known to me or who has produced driver's licenses as identification.





Notary Public
Print Name: MICHAEL HIRSCHTICK
My Commission Expires: 9.25.29