

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040909 3 PG(S)**

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-226-SXC
Sales Price: \$1,100,000.00

3/30/2026 2:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473299

Doc Stamp-Deed: \$7,700.00

General Warranty Deed

Made this 26th day of March, 2026 By **Jeffery Scott DeCarlo and Dottie DeCarlo, aka Dorothy DeCarlo, husband and wife** whose address is: 11409 Harbourside Lane, Parrish, FL 34219, hereinafter called the grantor, to **MBD Realty, LLC, a Florida Limited Liability Company**, whose post office address is: 590 Golf Links Lane, Longboat Key, FL 34228, 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:

Lot 2, Block K, Country Club Shores, Unit 4, Part 2, Blocks E, F, G, H, I, J, K & L, according to the map or plat thereof, as recorded in Plat Book 17, Pages 38 and 38A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0010030002**

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)

Ronald J. Cooley

Witness Signature above:

Jeffery Scott Decarlo

Jeffery Scott Decarlo
11409 Harbourside Lane, Parrish, FL 34219

Witness print name below:

RONALD J. COOLEY

Witness Address:

20506 NOBLE RANCH COURT
RICHMOND, TEXAS 77407

Anne Mosser

Witness Signature above:

Witness print name below:

Anne Mosser

Witness Address:

17250 Skirwood rd Apt 1216
Stafford, TX 77477

STATE OF TEXAS
COUNTY OF HARRIS

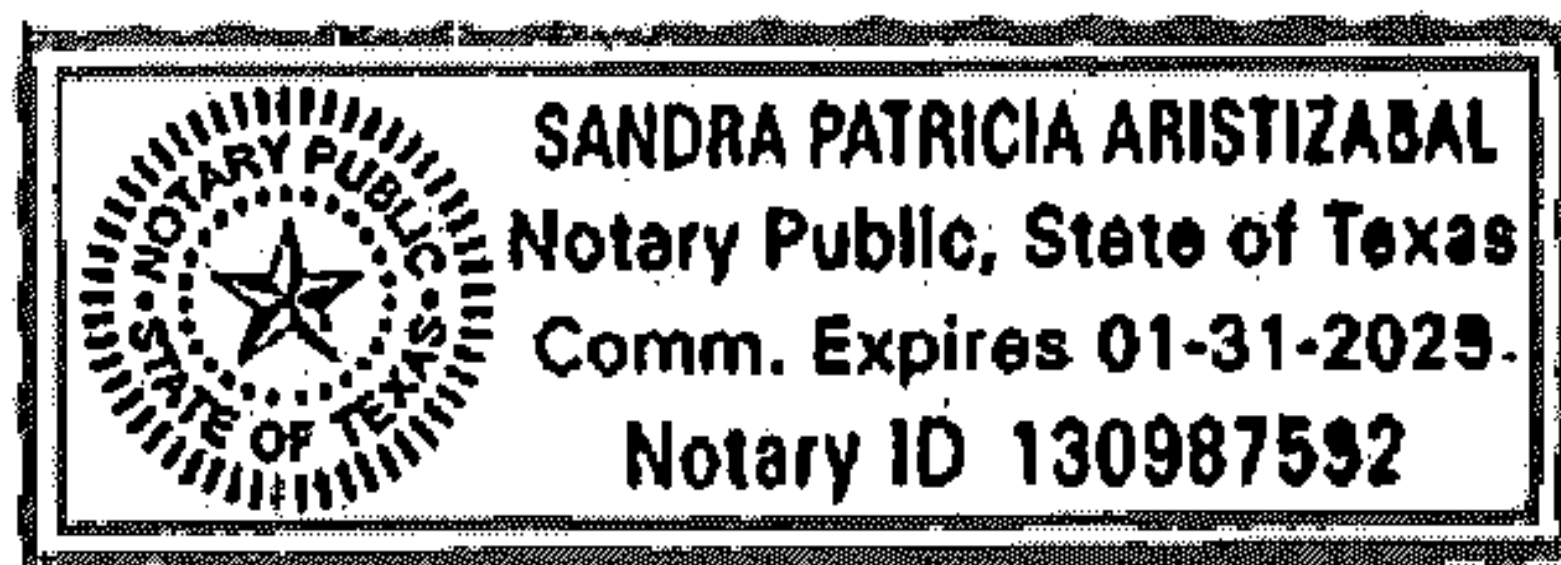
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by Jeffery Scott Decarlo who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.

SANDRA PATRICIA ARISTIZABAL

Signature of Notary Public

SANDRA PATRICIA ARISTIZABAL

Print, Type/Stamp Name of Notary



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)

Kate Baszto
Witness Signature above:

Witness print name below:
Kate Baszto

Witness Address:
8325 Lakewood Ranch Blvd,
Lakewood Ranch, FL 34202

Kimberly Maiello
Witness Signature above:

Witness print name below:
Kimberly Maiello

Witness Address:
8325 Lakewood Ranch Blvd,
Lakewood Ranch, FL 34202

Dottie DeCarlo
Dottie DeCarlo, aka Dorothy DeCarlo
11409 Harbourside Lane, Parrish, FL 34219

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2026, by Dottie DeCarlo, aka Dorothy DeCarlo who is/are personally known to me or who has/have produced FLDL as identification.

Kate Baszto
Signature of Notary Public
Print, Type/Stamp Name of Notary

