

3/30/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473526

Prepared by and Return to:  
Carolyn McManus-Bagiardi  
Suncoast One Title & Closings, Inc.  
1931 Tamiami Trail, Unit 8  
Port Charlotte, FL 33948

Doc Stamp-Deed: \$140.00

File No.: PC-2026-4975  
Parcel ID Number: 1118165612

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 27th day of March, 2026 between Ronald P. Ayotte and Lucille Ayotte, wife and husband, whose post office address is 107 Main Street, Watertown, CT 06795, of the County of Litchfield, State of Connecticut, Grantors, to Virttuz, LLC, a Florida Limited Liability Company, whose post office address is 2125 Biscayne Boulevard, ste 204 4921, Miami, FL 33137, of the County of Miami-Dade, State of Florida, Grantee:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 12, Block 1656 of 33rd Addition to Port Charlotte Subdivision, a Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 17, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brianna Casillo  
WITNESS 1 SIGNATURE  
PRINT NAME: Brianna Casillo

WITNESS 1 ADDRESS:  
203 Main St.  
Thomaston, CT 06787

Angel  
WITNESS 2 SIGNATURE  
PRINT NAME: Angel Neris

WITNESS 2 ADDRESS:  
203 Main St.  
Thomaston, CT 06787

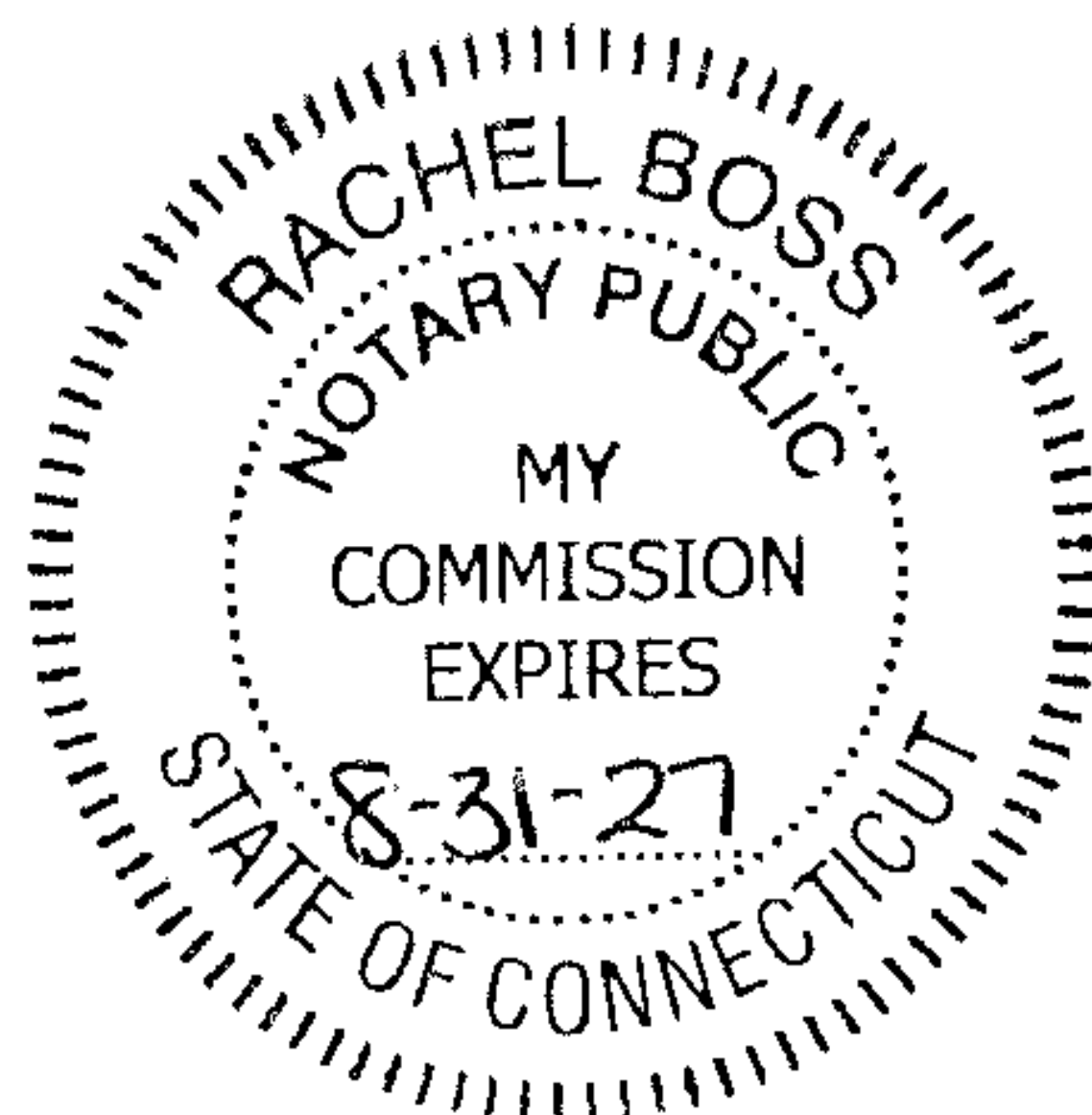
Ronald P. Ayotte  
Ronald P. Ayotte  
Lucille Ayotte  
Lucille Ayotte

STATE OF Connecticut  
COUNTY OF Litchfield

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of March, 2026, by Ronald P Ayotte and Lucille Ayotte,  who is/are personally known to me or  who has/have produced Drivers License as identification.

Rachel Boss  
Signature of Notary Public

Rachel Boss  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)