

3/31/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473968

Doc Stamp-Deed: \$12,551.00

This Instrument Prepared by:

Cassandra Grassman
Sun Coast Title Company
5228 Paylor Lane
Sarasota, FL 34240

After Recording Return to:

Josephine Salvatore and Daniel Salvatore
3499 Quiver Ct.
Sarasota, FL 34240
Parcel Identification Number:
0532020730

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **31st day of March, 2026** between **Verna Rd 13 LLC, a Florida Limited Liability Company**, whose mailing address is **1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243** ("**Grantor**") to, **Josephine Salvatore and Daniel Salvatore, wife and husband** whose mailing address is **3499 Quiver Ct., Sarasota, FL 34240** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota** County, Florida and fully described as follows:

Lot 73, Hampton Lakes, a Subdivision, according to the Plat thereof recorded in Plat Book 58, Page 195, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

[Signature]
WITNESS
PRINT NAME: Erin Young
1651 Whitfield Ave, Sarasota, FL 34243

[Signature]
WITNESS
PRINT NAME: Kathleen M Anderson
1651 Whitfield Ave, Sarasota, FL 34243

GRANTOR:

Verna Rd 132 LLC, a Florida Limited Liability Company
By: Land Experts, Inc., a Florida corporation as manager

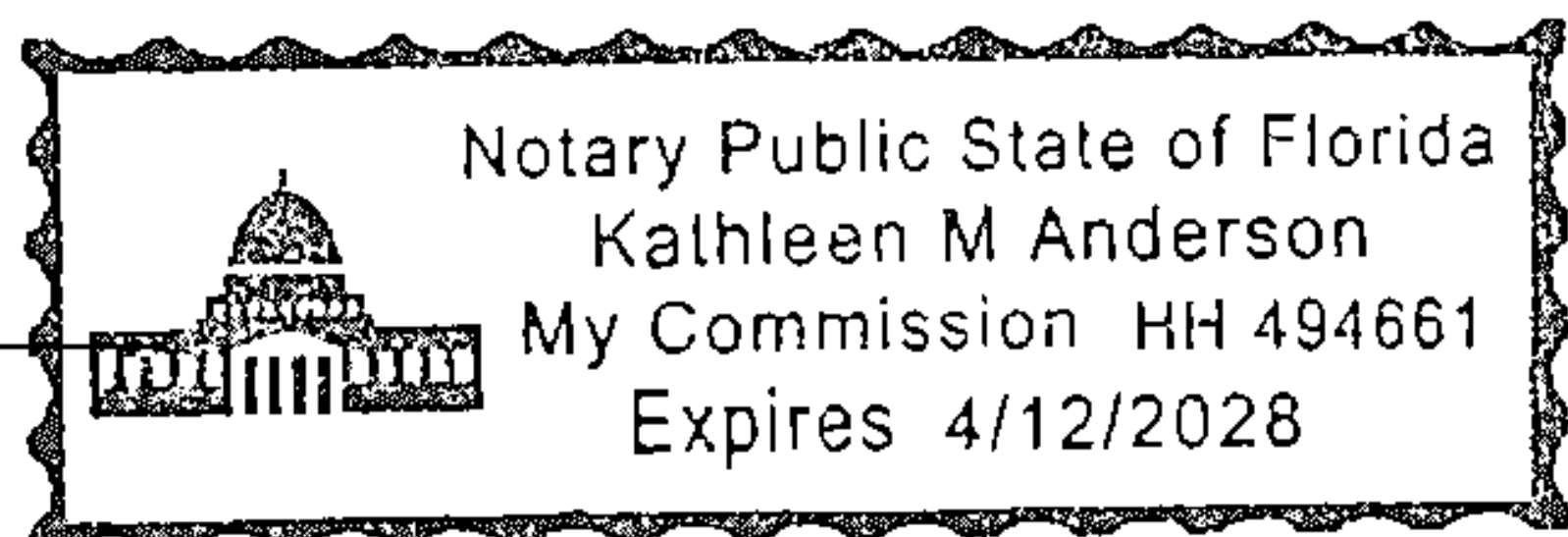
By: [Signature]
Charles Tokarz, Vice President

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means () physical presence or () online notarization this 27th day of March, 2026 by Charles Tokarz, Vice President of Land Experts, Inc., a Florida corporation as manager of Verna Rd 132 LLC, a Florida Limited Liability Company who is personally known to me.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____