

3/31/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474241

Prepared by:
Sandy Jones
Florida Hometown Title & Escrow, LLC
11922 Fairway Lakes Drive #3, Fort Myers, FL 33913
File Number: 04-26-1630

Doc Stamp-Deed: \$54.60

Warranty Deed

Made this 30th day of March, 2026 A.D.

By **Nancy Giardini as th 30% interest and Virginia Schneidt as to a 70% interest**,
whose address is: 15958 Leatherlease Ln., Land O Lakes, Florida 34638,
hereinafter called the grantor,

to **Sonny Capital Group, LLC a Delaware limited liability company**,
whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062,
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 Seven Thousand Seven Hundred Fifty dollars & no cents, (\$7,750.00) 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 13, Block 2214, 46th Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 19, Page(s) 45, 45A through 45F, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1129221413**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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:

Witness #1
Sign/Print Name Jodi Sieradzian

Nancy Giardini (Seal)
Nancy Giardini

Address for Witness #1 also required:
5705 White Trillium Loop
Land O Lakes FL 34639

Grantor address required:
15958 Leatherlease Ln., Land O Lakes, Florida 34638

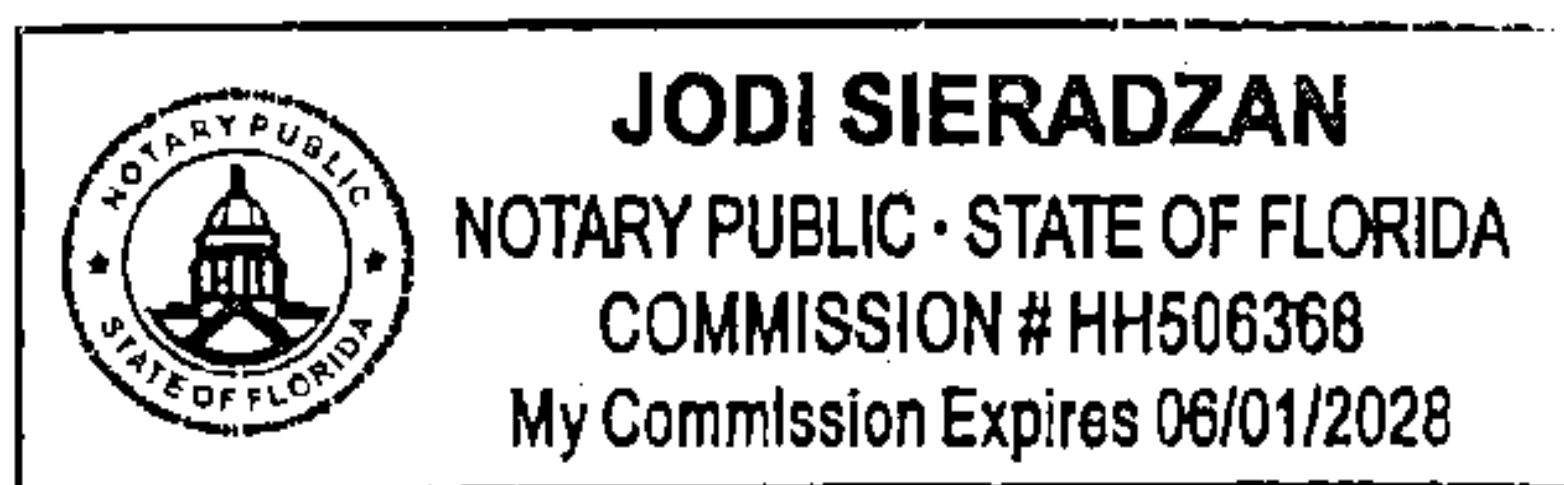
Witness #2
Sign/Print Name Russell F Klock

Address for Witness #2 also required:
4522 Seagull Dr Apt 806
Neer Port Richey FLA 34652

State of FL

County of Pasco

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of March, 2026, by Nancy Giardini, who is/are personally known to me or who has produced in driving license as identification.



Jodi Sieradzian
Notary Public
Print Name: Jodi Sieradzian

My Commission Expires: 6/1/28

(Seal)

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 #1

X Myriam M. Arroyo
Sign/Print Name - MYRIAM M. ARROYO

Address for Witness #1 also required:
15221 Ballantryst. Pkwy. #330
Charlotte, N.C. 28277

Witness #2

X Michael R. Ingelsby
Sign/Print Name - Michael R. Ingelsby

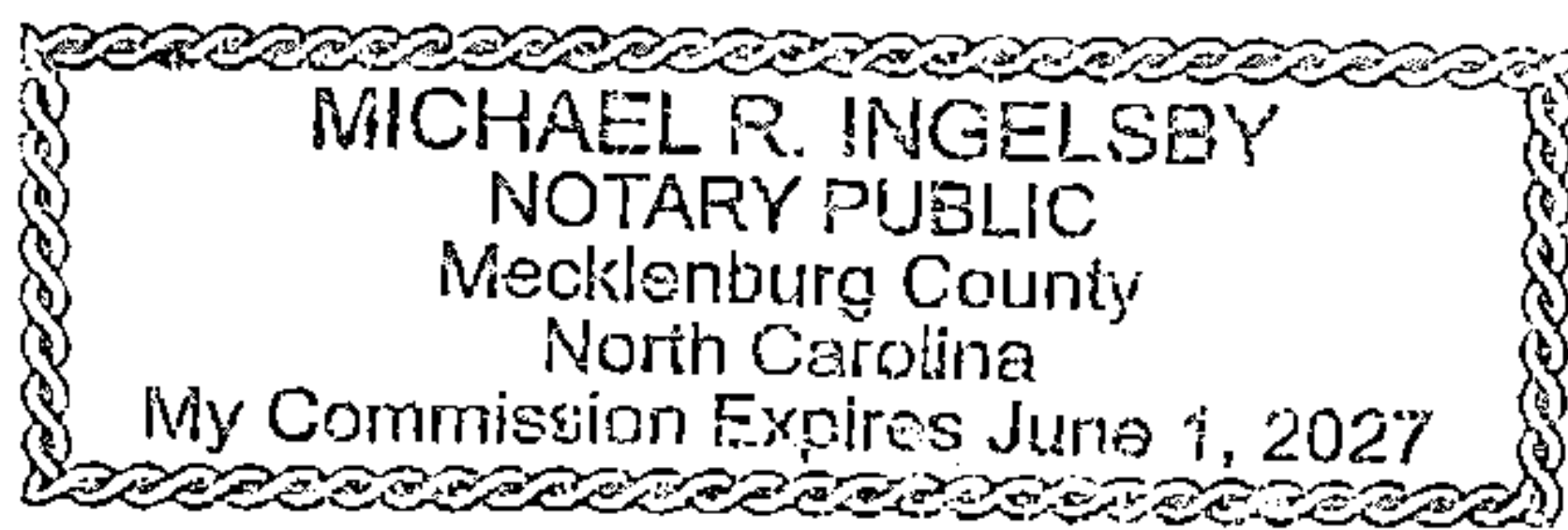
Address for Witness #2 also required:
15028 Holly Rvn Ln.
Charlotte, NC 28277

X Virginia Schmidt (Seal)
Virginia Schmidt
Grantor address required:
9410 Squirrel Hollow Ln, Charlotte, North Carolina
28270-0465

State of North Carolina

County of Mecklenburg

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of March, 2026, by Virginia Schmidt, who is/are personally known to me or who has produced NC Drivers License as identification.



(Seal)

X Michael R. Ingelsby
Notary Public
Print Name: Michael R. Ingelsby
My Commission
Expires: June 01, 2027