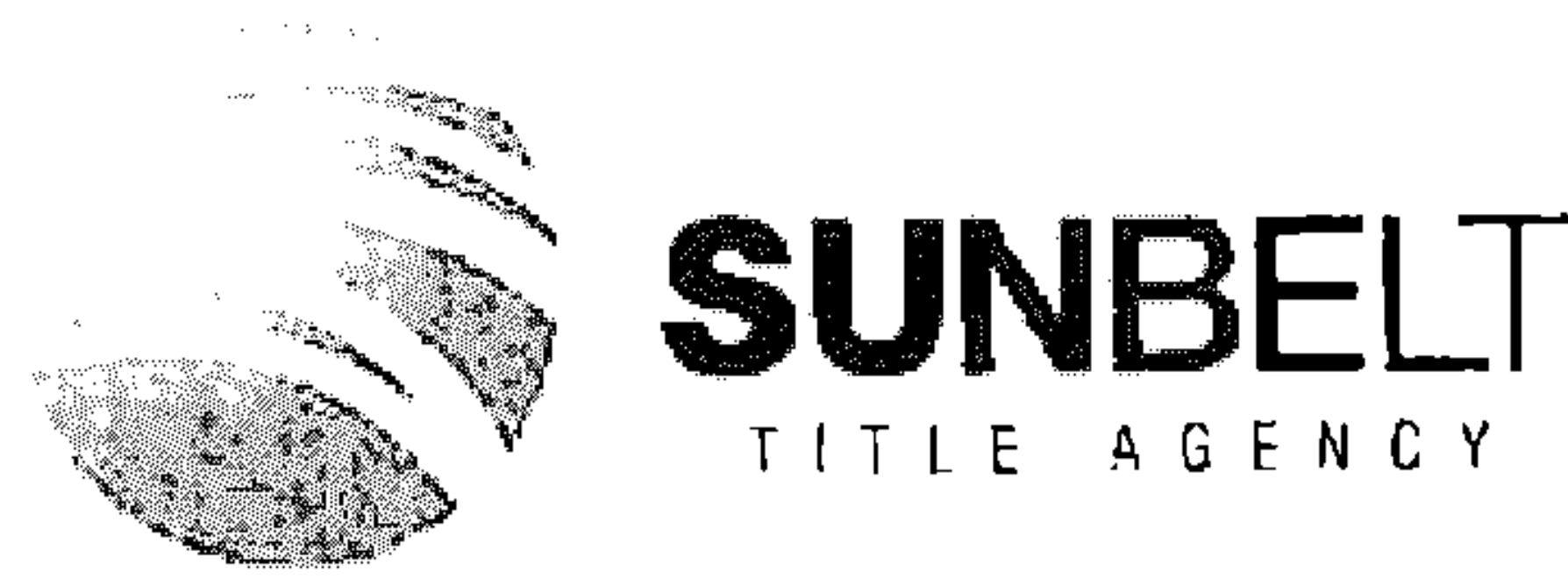


4/1/2026 10:11 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474377

Doc Stamp-Deed: \$2,499.00



Prepared by and Return to:

Ashley Dejesus
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-01549

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 31 day of March, 2026 by LA Pensione LLC, a Florida limited liability company, hereinafter called the Grantor, to **Michael J. Hanieski and Julie Hanieski, Husband And Wife**, whose post office address is: **249 River Rd, Sunderland, MA 01375**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 9721, Phase I, of TERRACE II AT WELLEN PARK, a Phase Condominium, according to the Declaration of Condominium thereof, recorded in Instrument No. 2024012777, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0808092009

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) nor any member of the household of Grantor(s) 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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]

Witness: (Signature)

Printed Name

Christine

Address

11509 Palmbrush Trl.

City, State, Zip

Bradenton FL 34202

Witness: (Signature)

Printed Name

Terry Wesley

Address

11509 Palmbrush Trl.

City, State, Zip

Bradenton FL 34202

State of

Florida

County of

Manatee

The foregoing instrument was acknowledged before me by means of [physical presence or [online notarization, this 30th day of March, 2026, by Elizabeth Demers, Manager, who: [is personally known to me or [produced DL license as identification.

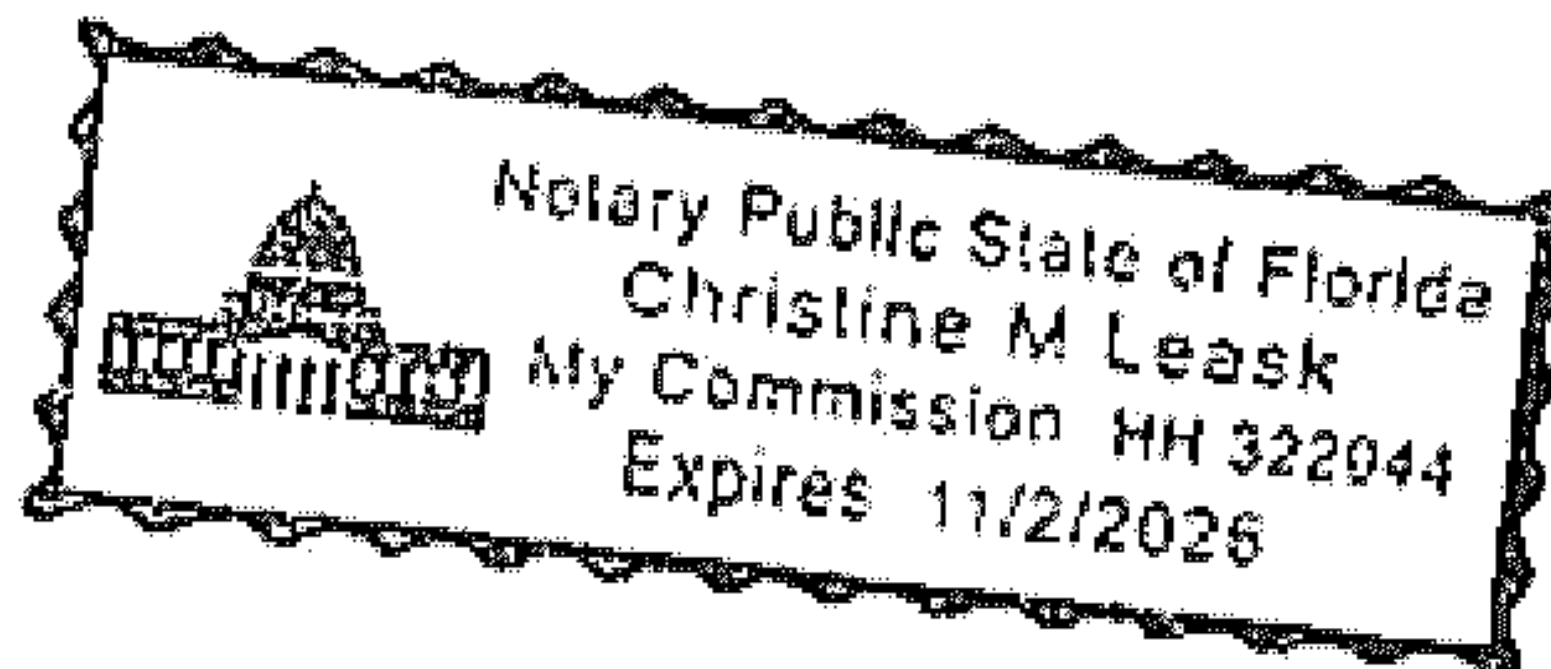
[Signature]

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



LA Pensione LLC, a Florida limited liability company

[Signature]

By: Elizabeth Demers, Manager

5132 97th St E

Bradenton, FL 34211