

4/1/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474877

Doc Stamp-Deed: \$2,443.00

Prepared by and return to:

Jada Stiver

Americas Title Corporation

2400 South McCall Road

Suite C

Englewood, FL 34224

(941) 269-8379

File No 28-26-253

Parcel Identification No 0854060010

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## WARRANTY DEED

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

This indenture made the 1st day of April, 2026 between ZACHERY STIVALA, a single man, BENJAMIN STIVALA, a single man, and NICHOLAS STIVALA, a single man, whose post office address is 170 Lakeview Ln, Englewood, FL 34223, of the County of Sarasota, State of Florida, Grantors, to BAYSIDE LIVING, INC., a Florida Corporation, whose post office address is 7500 Manasota Key Road, Englewood, FL 34223, of the County of Sarasota, 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 10, DEER CREEK WOODS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 3 AND 3A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 170 Lakeview Ln, Englewood, FL 34223.

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

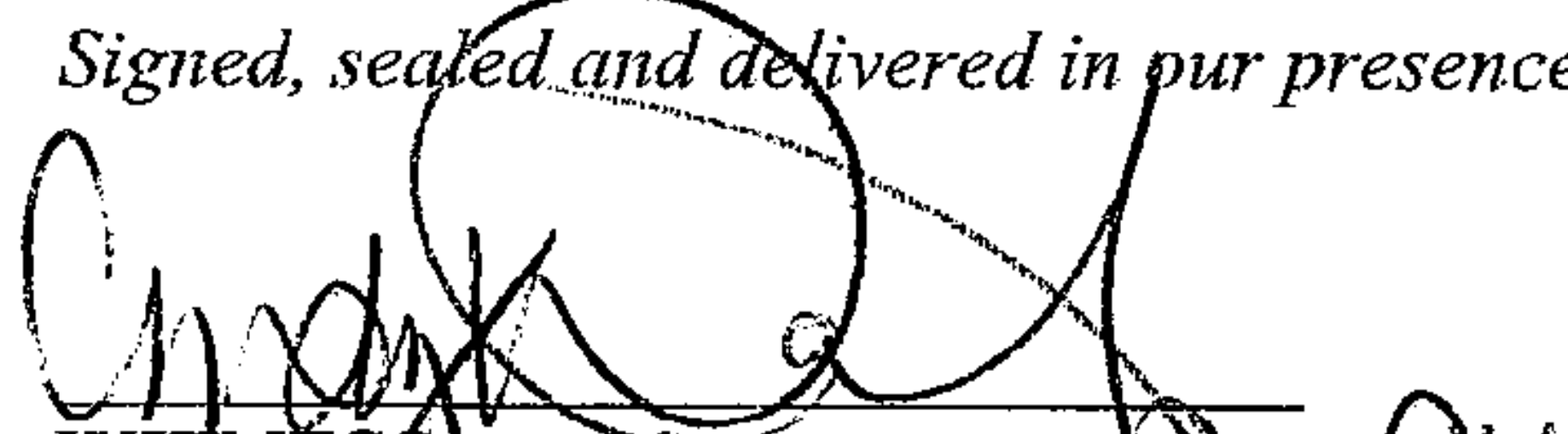
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

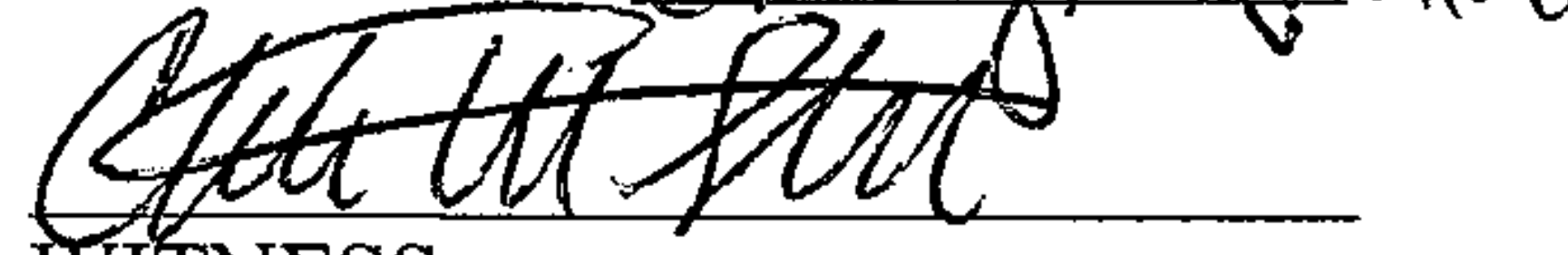
TO HAVE AND TO HOLD the same in fee simple forever.

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.

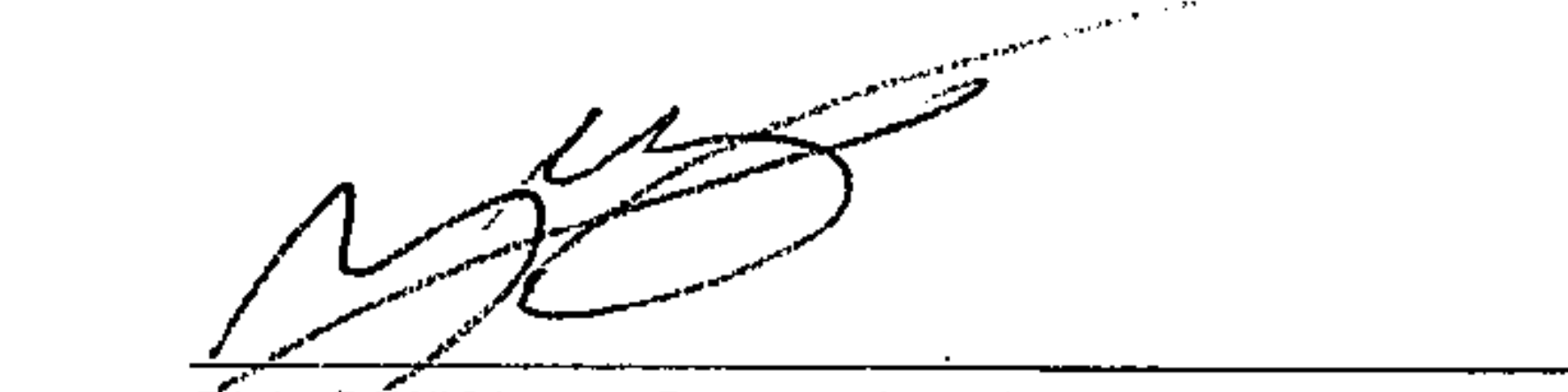
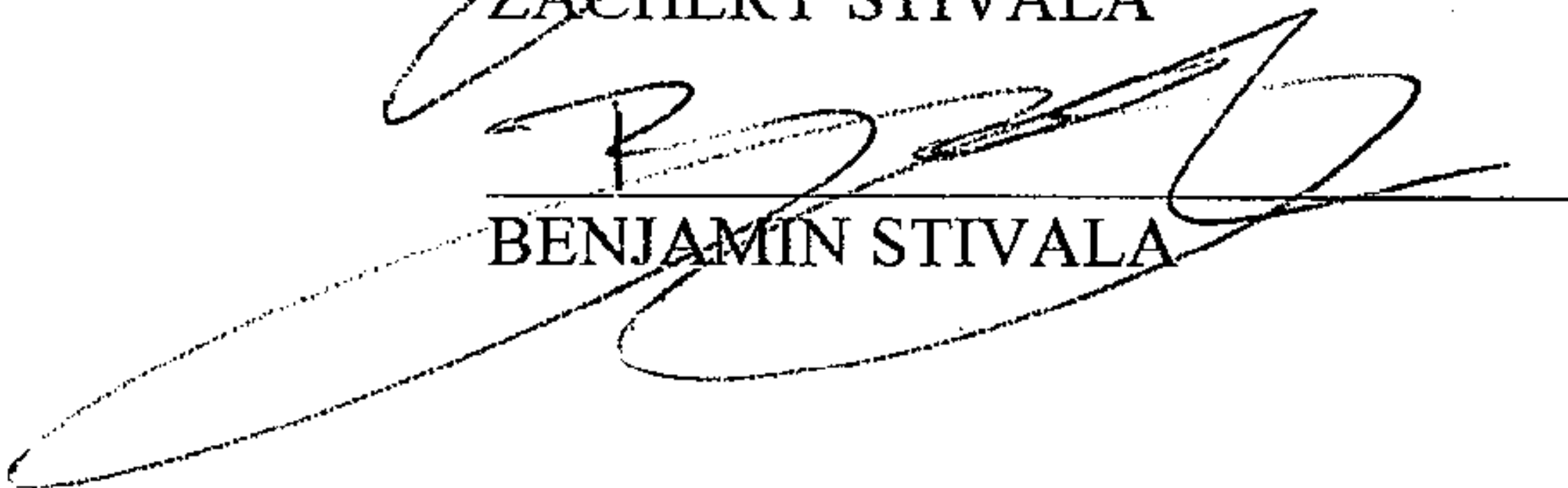
Signed, sealed and delivered in our presence:

  
WITNESS  
PRINT NAME: Cindy Diabald

  
WITNESS  
PRINT NAME: Chloe Straub

2400 S. McCall Rd #C  
Englewood FL 34224  
WITNESS 1 ADDRESS

2400 S. McCall Rd #C  
Englewood FL 34224  
WITNESS 2 ADDRESS

  
ZACHERY STIVALA  
  
BENJAMIN STIVALA

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of March, 2026, by ZACHERY STIVALA, and BENJAMIN STIVALA  who is/are personally known to me or  who has/have produced FL DL as identification.

  
Signature of Notary Public

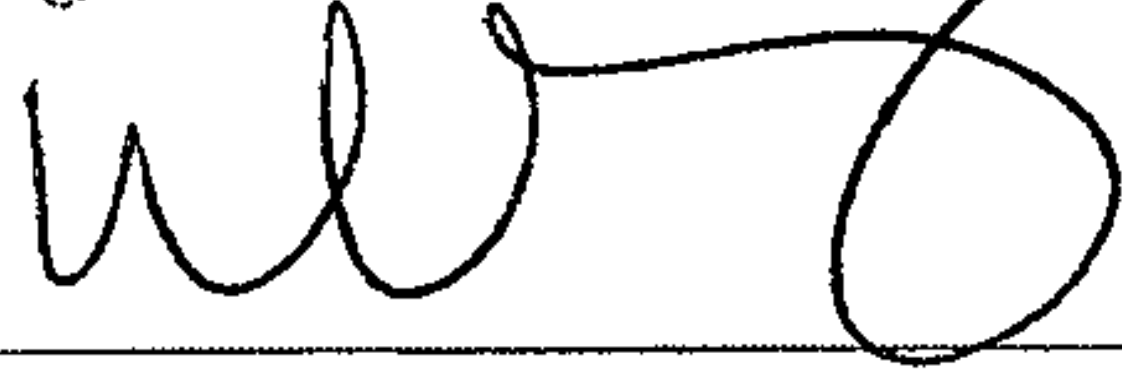
Chloe Straub  
Print, Type/Stamp Name of Notary



**CHLOE MAE STRAUB**  
Notary Public  
State of Florida  
Comm# HH534027  
Expires 6/2/2028

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:



WITNESS  
PRINT NAME: Marcela L. Hoyos

  
NICHOLAS STIVALA



WITNESS  
PRINT NAME: DIANE HARDEN

2005 Fulmer Ave  
Leitchmont NY 10538

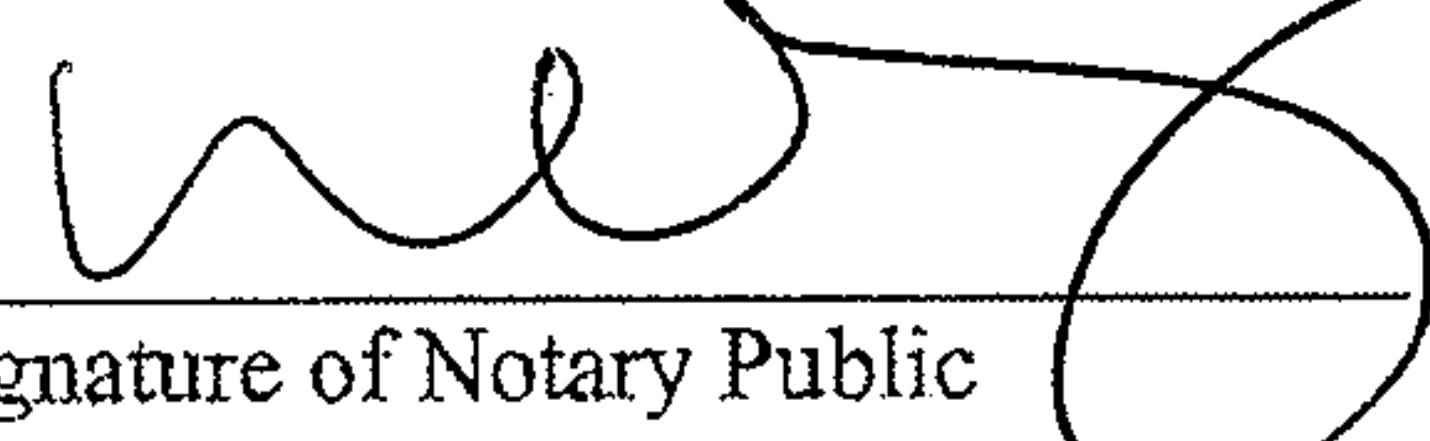
WITNESS 1 ADDRESS

1400 5th AVE  
NY NY 10026

WITNESS 2 ADDRESS

STATE OF New York  
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of March, 2026, by NICHOLAS STIVALA,  who is/are personally known to me or  who has/have produced Drivers license as identification.



Signature of Notary Public

Marcela L. Hoyos  
Print, Type/Stamp Name of Notary

Marcela L. Hoyos  
Notary Public, New York State  
No 01HO6403051  
Qualified: Westchester County  
Commission Expires 01/13/2028