

4/2/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475312

Doc Stamp-Deed: \$1,190.00

After Recording Return to:  
Susan Hirtzel  
Stewart Title Company  
2033 Main St, Ste 200  
Sarasota, FL 34237

This Instrument Prepared by:  
Susan Hirtzel  
Stewart Title Company  
2033 Main St, Ste 200  
Sarasota, FL 34237  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
0132013248  
File No.: 2846163

## WARRANTY DEED

This Warranty Deed, Made the 1 day of April, 2026, by **Sofia Capota**, a single woman, whose post office address is: **12245 205B Street Maple Ridge BC V2X 2N6**, , hereinafter called the "Grantor", to **Joseph Louis Spitalieri and Michelle Lagana, husband and wife**, whose post office address is: **10 Weller Court, Milltown, NJ 08850**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** 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**, to wit:

Unit 1734, Building C, BELLA VILLINO III, a Condominium according to the Declaration of Condominium recorded in the Official Records as Instrument No. 2005140552, and as per Plat thereof recorded in Condominium Book 38, Page 4, Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or 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, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Melizza C Ford  
Witness 1 Signature Sofia Capota  
Sofia Capota

Witness 1 Printed Name and Post Office Address:  
Melizza C Ford  
3701 Capt. Wendell Pruitt Way, Fort Washington, MD 20744

Victoria Miller Garris  
Witness 2 Signature

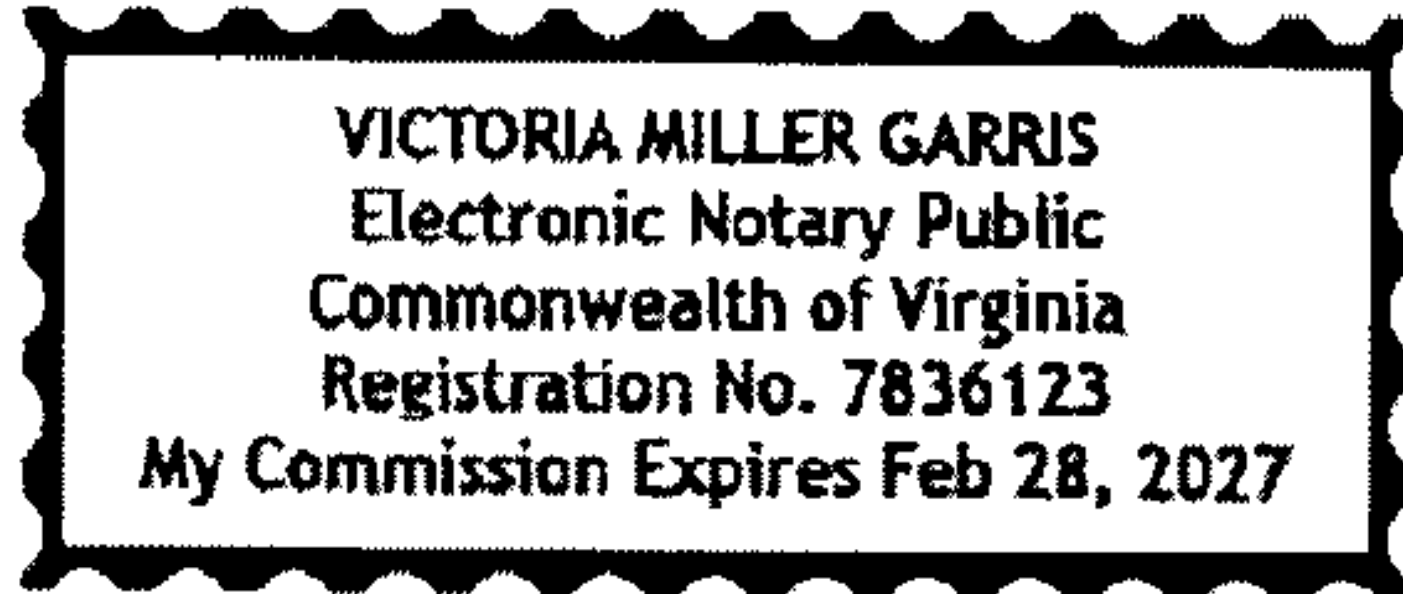
Witness 2 Printed Name and Post Office Address:  
Victoria Miller Garris  
1201 Pine Ave. Hopewell VA 23860

State of Virginia  
City of Hopewell

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of April, 2026 by Sofia Capota, a single woman, who has produced Drivers License as identification.

Victoria Miller Garris My Commission Expires: 2/28/2027  
Notary Public Signature (SEAL)  
Printed Name: Victoria Miller Garris

Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.