

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043997 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 0084-05-0008
Sales Price: \$2,625,000.00
File No.: 14842-L

4/6/2026 10:29 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475815

Doc Stamp-Deed: \$18,375.00

WARRANTY DEED

THIS WARRANTY DEED is made this 3 day of April, 2026 by Pioneer Investment Group, LLC, a Delaware Limited Liability Company, whose mailing address is 2836 Nassau Street, Sarasota, FL 34231 (hereinafter referred to as the "Grantor") to Michael J. Coiro, a single person as to 80% interest and Cristina L. Brydges, a single person as to 20% interest, whose mailing address is 5236 Siesta Cove, Sarasota, FL 34242 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the 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, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Handwritten Signature]

Pioneer Investment Group, LLC, a Delaware Limited Liability Company

Witness Name: Michael Harkin

Witness Address: _____

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

By: [Handwritten Signature]

Thierry Lance Cassagnol, Authorized Member

[Handwritten Signature]

Witness Name: Lisa Darley

Witness Address: _____

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

By: [Handwritten Signature]

Rebecca Campbell, Authorized Member

State of Florida
County of Sarasota

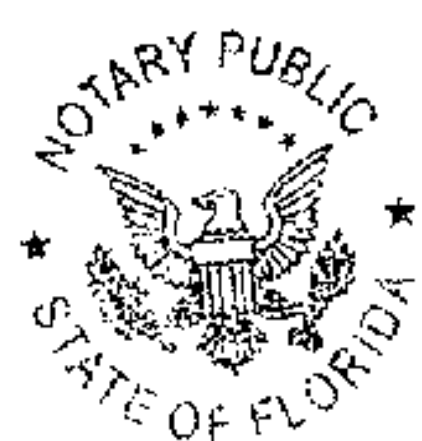
The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 3rd day of April, 2026, by Thierry Lance Cassagnol and Rebecca Campbell, Authorized Members of Pioneer Investment Group, LLC, a Delaware Limited Liability Company, who [] are personally known to me or [X] have produced their Florida driver's license as identification.

[Handwritten Signature]

Notary Signature

Printed Name: _____

My Commission Expires: _____



LISA DARLEY
Commission # HH 288020
Expires September 13, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19, SIESTA COVE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 23, Page 3, Public Records of Sarasota County, Florida.