

4/6/2026 10:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475894

Doc Stamp-Deed: \$140.00

Prepared by and Return to:  
Eddisse Turner  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

File No.: NP-2026-3000  
Parcel ID Number: 1140178817

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 3rd day of April, 2026 between Michael S. Deblasio, a single man, and Ute Deblasio, a single woman, whose post office address is 2316 Penguin Lane, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantors, to Golden Alpi LLC, a Florida Limited Liability Company, whose post office address is 4805 Northwest 79th Avenue, SUITE 10-31, Hialeah, FL 33166, of the County of Miami-Dade, 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 17, Block 1788, 34th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 18, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

**Subject to** taxes for 2026 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:*



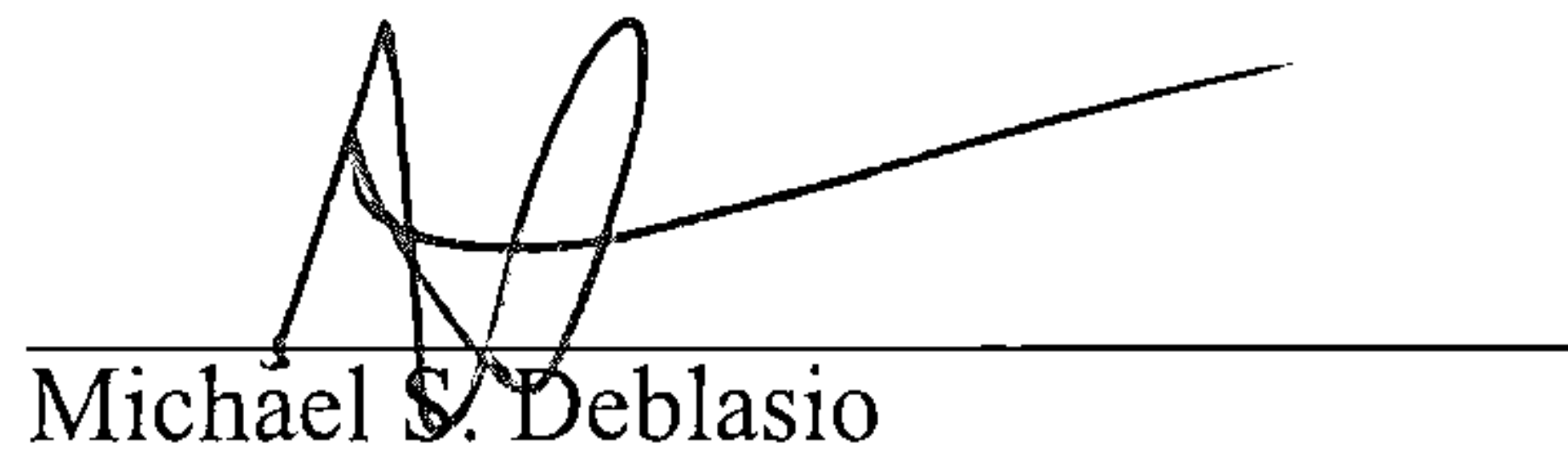
WITNESS 1 SIGNATURE  
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:  
4351 Aiden Lane  
North Port, FL 34287



WITNESS 2 SIGNATURE  
PRINT NAME: Heather T Jacobs

WITNESS 2 ADDRESS:  
4351 Aiden Lane  
North Port, FL 34287

  
\_\_\_\_\_  
Michael S. Deblasio

Ute A. De Blasio  
\_\_\_\_\_  
Ute Deblasio

STATE OF FLORIDA  
COUNTY OF SARASOTA

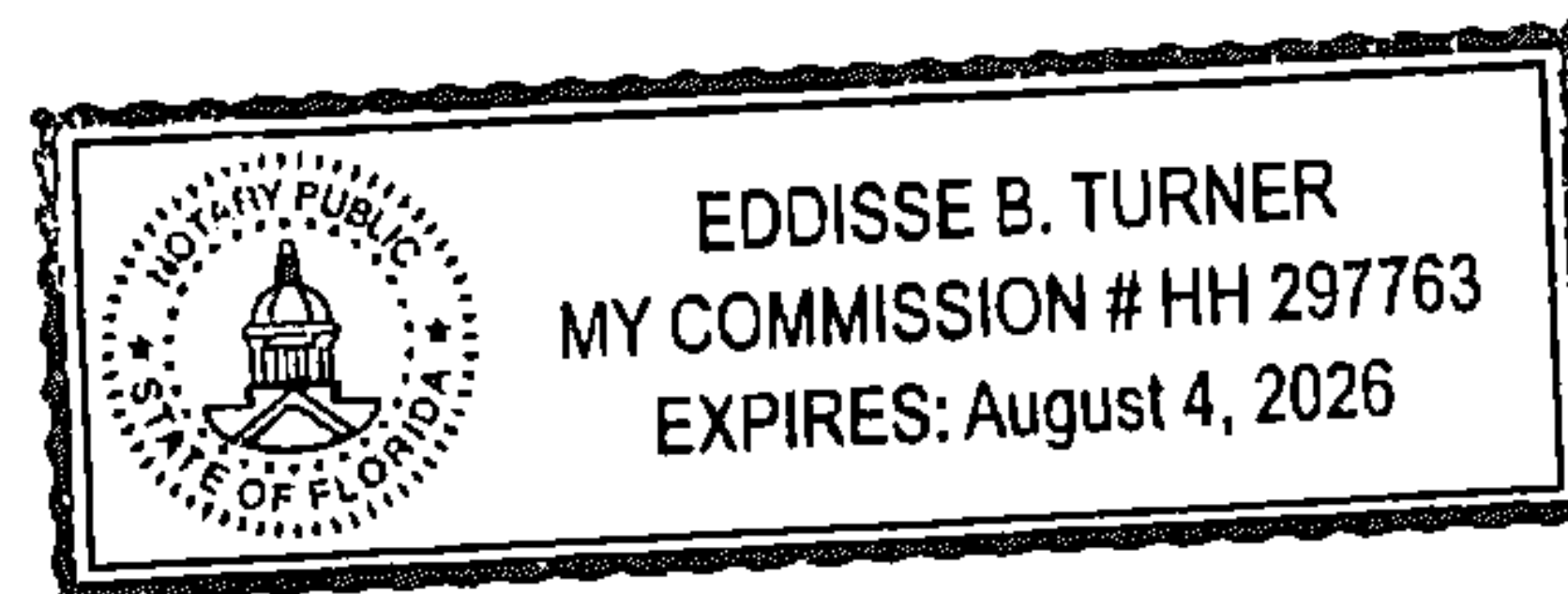
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 3 day of April, 2026, by Michael S. Deblasio and Ute Deblasio, () who is/are personally known to me or () who has/have produced FL Drivers License as identification.



Signature of Notary Public

Eddisse Turner

Print, Type/Stamp Name of Notary



(NOTARY SEAL)