

4/6/2026 11:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475901

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00022

Doc Stamp-Deed: \$2,485.00

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Warranty Deed

This Warranty Deed, dated April 2, 2026 by **Matthew Mastromatteo, A Single Person**, hereinafter called the Grantor, to **William Paul Lauer and Melissa Ann Detweiler, Husband And Wife and Andrew James Lauer, An Unmarried Man**, who has a mailing address of 1637 Napoli Dr W, Sarasota, FL 34232 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 43, San Palermo, according to plat thereof as recorded in Plat Book 45, Page 9, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0038010027

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Matthew Mastromatteo

Matthew Mastromatteo
After Closing Address:
2316 Springhaven Ln.
Bradenton, FL 34211

James A. Brown

Witness: (Signature)

James A. Brown
Printed Name

1653 Napoli Dr. W
Address

SRO FL 34232
City, State, Zip

Billie J. Zimmerman

Witness: (Signature)

Billie J. Zimmerman

Printed Name

240 S PINEAPPLE AVENUE
SUITE 704
Address SARASOTA, FL 34236

City, State, Zip

STATE OF: Florida
COUNTY OF: Sarasota

The foregoing instrument was acknowledged on April 1, 2026 by means of physical presence or
() online notarization by: **Matthew Mastromatteo**
who is () personally known to me; or (X) produced a Drivers License as identification.

Billie J. Zimmerman

Notary Public (signature)



BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026

Print Name:

Billie J. Zimmerman

My Commission Expires: