

4/6/2026 11:05 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475910

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-2026-3001
Parcel ID Number: 1140178818

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WARRANTY DEED

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

This indenture made the **3rd day of April, 2026** between **Ute A. DeBlasio, a single woman**, whose post office address is **2316 Penguin Lane, North Port, FL 34293**, of the County of Sarasota, State of Florida, Grantor, 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 Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 18, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

Ute A De Blasio
Ute A. DeBlasio

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

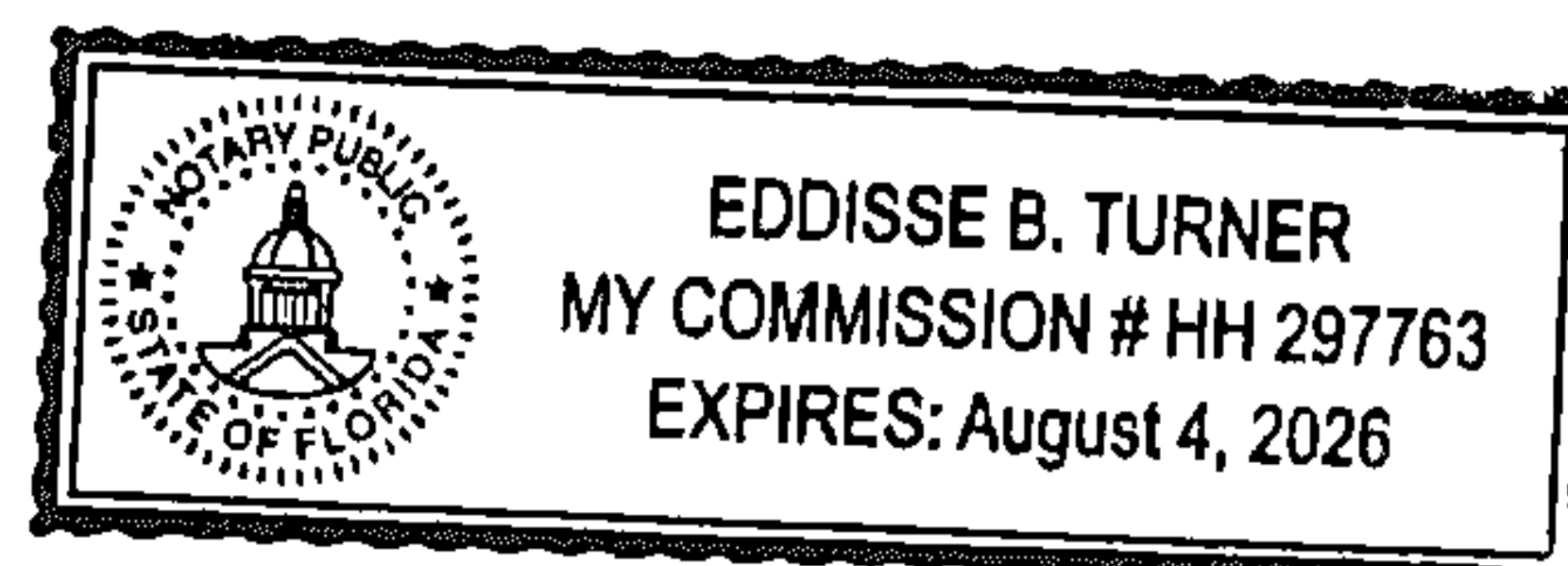
Heather T Jacobs
WITNESS 2 SIGNATURE
PRINT NAME: Heather T Jacobs

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

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 Ute A. DeBlasio, (☐) who is/are personally known to me or (☒) who has/have produced FL DRIVERS LICENSE as identification.

Eddisse Turner
Signature of Notary Public
Eddisse Turner
Print, Type/Stamp Name of Notary



(NOTARY SEAL)