

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230487
Consideration: \$595,000.00

4/13/2026 3:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3479569

Doc Stamp-Deed: \$4,165.00

For official use by Clerk's office only

) SPECIAL WARRANTY DEED
) (Corporate Seller)
)

THIS INDENTURE, made this April 13, 2026, between **MXP Syracuse LLC, a Florida limited liability company**, whose mailing address is: **230 Totowa Road #2, Totowa, New Jersey 07512**, party of the first part, and **Philip J. Picott, an unmarried man**, whose mailing address is: **5322 Syracuse Road, Venice, Florida 34293**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots 14782, 14783 & 14784, South Venice, Unit No. 56, according to the plat thereof recorded in Plat Book 7, Page 23, of the Public Records of Sarasota County, Florida.

Parcel ID#0472060117

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 13, 2026.

Signed, sealed and delivered in the presence of:

MXP Syracuse LLC, a Florida limited liability company

[Signature]
Witness #1 signature
Carlo Pisapia
Print Witness #1 name

By: [Signature]
Penny Efaplatides, Manager

(Corporate Seal)

[Signature]
Witness # 2 signature
Katherine M. Campos
Print Witness #2 name

State of NJ
County of PASSAIC

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization this 10 day of April, 2026 by Penny Efaplatides, Manager of MXP Syracuse LLC, a Florida limited liability company who is personally known to me or who produced Drivers license as identification.

[Signature]
Notary Public
Katherine M. Campos
Print Notary Name



My Commission Expires: 03/27/2027

Notary Seal