

4/17/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481994

Prepared by:  
Sandy Jones  
Florida Hometown Title & Escrow, LLC  
11922 Fairway Lakes Drive #3, Fort Myers, FL 33913  
File Number: 04-26-1638

Doc Stamp-Deed: \$51.10

## Warranty Deed

Made this 16TH day of April, 2026 A.D.

By **Martha Siavichay**,  
whose address is: 830 E Broadway, Apt 202, Long Beach, New York 11561-4774,  
hereinafter called the grantor,

to **Sonny Capital Group, LLC a Delaware limited liability company**,  
whose post office address is: 450 Anthony Trail, Northbrook, Illinois 60062,  
hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Seven Thousand Two Hundred Fifty Seven dollars & no cents, (\$7,257.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 9, Block 2032, 44th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 19, Pages 33, 33A through 33W, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1147203209**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor 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 said grantee that 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness #1



Sign/Print Name Rashel Calixte

Address for Witness #1 also required:  
7901 4TH ST N STE 300

ST. PETERSBURG, FL 33702

Witness #2



Sign/Print Name Ashley McCall

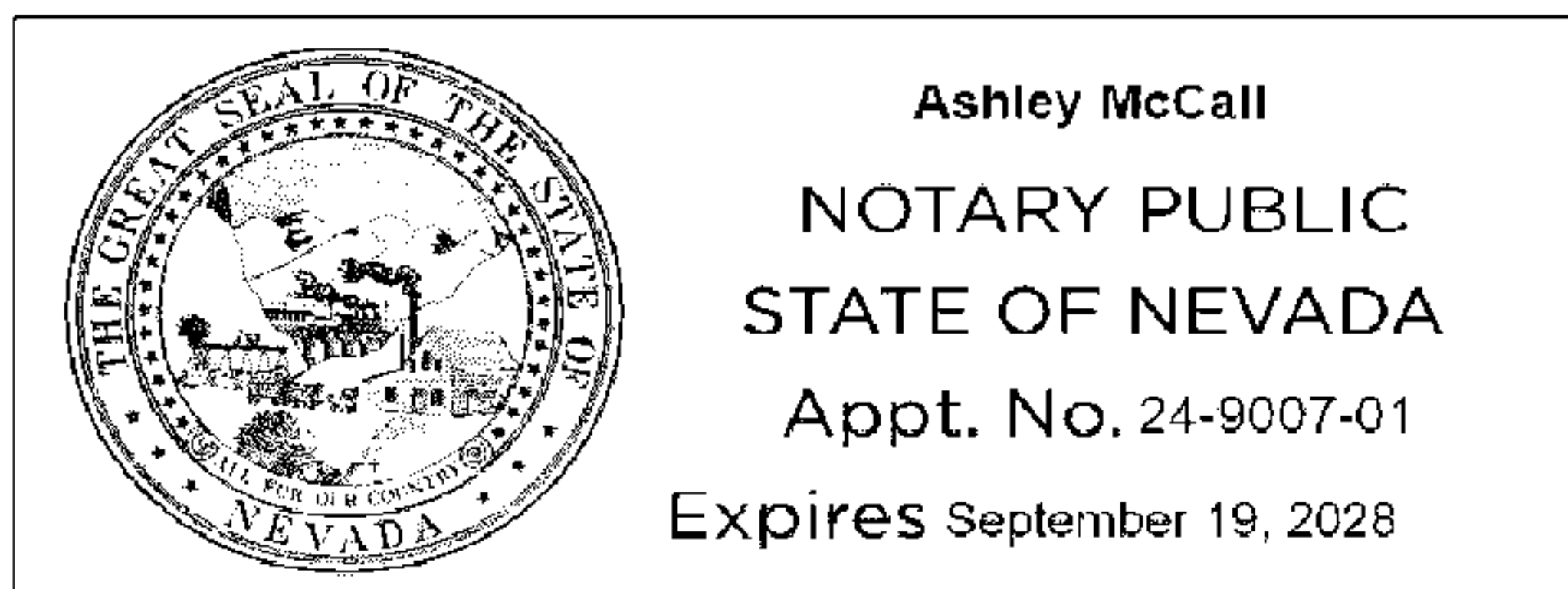
Address for Witness #2 also required:  
6655 S FORT APACHE RD

LAS VEGAS NV 89148

State of Nevada

County of CLARK

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 16TH day of April, 2026, by Martha Siavichay, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.



(Seal)



Notary Public  
Print Name: Ashley McCall

My Commission 09/19/2028  
Expires: \_\_\_\_\_

Notarized remotely using audio-video communication technology via Proof.