

4/23/2026 11:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484527

Doc Stamp-Deed: \$13,965.00

CONSIDERATION: \$1,995,000.00

DOC TAX: \$13,965.00

RECORD: \$ 18.12

PARCEL ID NO.: 2012-11-0020

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

### WARRANTY DEED

**THIS INDENTURE** is made as of the 22nd day of April 2026, by and between **MRP PROPERTIES SARASOTA LLC, a Florida limited liability company**, hereinafter referred to as Grantor, whose post office address is 320 West Royal Flamingo Drive, Sarasota, FL 34236, and **SUZANNE CATARINICCHIA and ROSARIO CATRINICCHIA, wife and husband**, hereinafter referred to as Grantee, whose post office address is 483 Partridge Circle, Sarasota, FL 34236.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Lot 5, Block 10, BIRD KEY SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, Page 20, of the Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Thomas B. Luzier  
50 Central Avenue  
Witness Address: Eighth Floor  
Sarasota, FL 34236

Lori Molnar  
Witness Name: Lori Molnar  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

MRP PROPERTIES SARASOTA LLC, a  
Florida limited liability company  
By: [Signature]  
MATTHEW R. PRICE, Manager

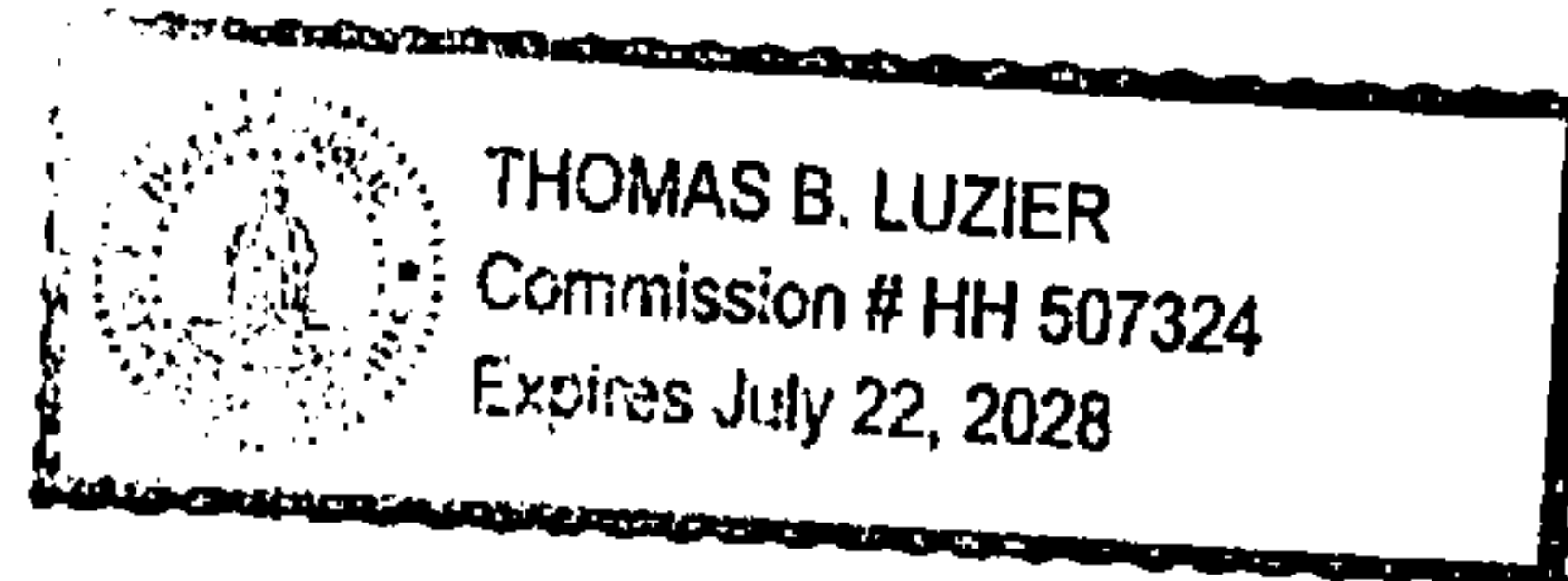
STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 21 day of April 2026 by MATTHEW R. PRICE, as Manager and on behalf of MRP PROPERTIES SARASOTA LLC, a Florida limited liability company, who is personally known to me or who produced D/L as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]

Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_, and my commission expires on \_\_\_\_\_.