

This Instrument Prepared by:  
Jason Burge  
Entra Title Services  
6750 North Andrews Avenue  
#200  
Fort Lauderdale, FL 33309

After Recording Return to:  
Nicola Mastrogiovanni

Parcel Identification Number:  
2024-11-0039

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026055580 3 PG(S)

4/27/2026 1:53 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3485955

Doc Stamp-Deed: \$350.00

(Space Above This Line For Recording Data)

### Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **24th day of April, 2026** between **EF Holdco WRE Assets REO LLC, a Delaware Limited Liability Company**, whose mailing address is **314 S. Franklin St., 2nd Floor, Titusville, PA 16354** ("Grantor") to, **Nicola Mastrogiovanni** whose mailing address is **1430 21st Street, Sarasota, FL 34234** ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Sarasota** County, Florida and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

**GRANTOR:**

EF Holdco WRE Assets REO LLC, a Delaware Limited Liability Company

By: Servis One, Inc., d/b/a BSI Financial Service as Attorney-in-fact

By: [Signature]  
Jason Burge as Assistant Vice President

**WITNESSES:**

[Signature]  
Print: Vanitta Philizaire  
6750 N Andrews Ave #200  
Fort Lauderdale, FL 33309

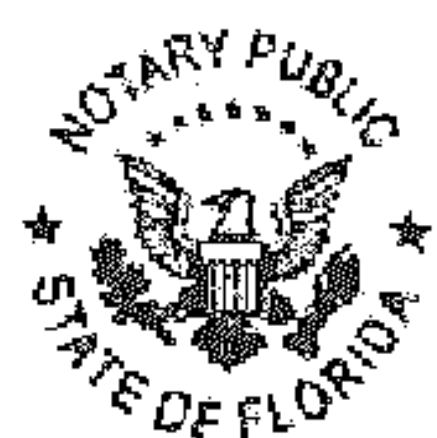
[Signature]  
Print: Karina Herrera  
6750 N Andrews Ave #200  
Fort Lauderdale, FL 33309

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of March, 2026, by Jason Burge as Assistant Vice President for Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact of EF Holdco WRE Assets REO LLC, a DE Limited Liability Company, on behalf of the company,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Annmarie Williams  
Print, Type/Stamp Name of Notary



ANNMARIE WILLIAMS  
Commission # HH 393876  
Expires September 3, 2027

**EXHIBIT "A"**

Property Address: **1430 21st Street**  
**Sarasota, FL 34234**

The following property located in Sarasota County, Florida:

**LOT 9, BLOCK A, HILLCREST SECOND ADDITION, ACCORDING TO PLAT THEREOF AS  
RECORDED IN PLAT BOOK 1, PAGE 37, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,  
FLORIDA.**