

5/5/2026 2:03 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3490031

Prepared by:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

File Number: PIN26-158

Doc Stamp-Deed: \$83.30

General Warranty Deed

Made this May 5, 2026 A.D. By **Bibolotti Consulting, LLC**, a Texas limited liability company, whose post office address is: 2517 Rosebud Circle, Carrollton, Texas 75006, hereinafter called the grantor, to **Amora Main Street, LLC**, a Connecticut limited liability company, whose post office address is: 1649 Main Street, Bridgeport, Connecticut 06604, 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 Ten Dollars, (\$10.00) 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 14, Block 2051, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to map or plat thereof as recorded in Plat Book 19, Pages 33, 33A through 33W, inclusive, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **1148205114**

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.

Prepared by:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

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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 Signature: Mahalia Jones

Witness Printed Name: Mahalia Jones

Witness Address: 7709 Westover Dr
Rowlett Texas 75089

Witness #2 Signature: Maurice Jones

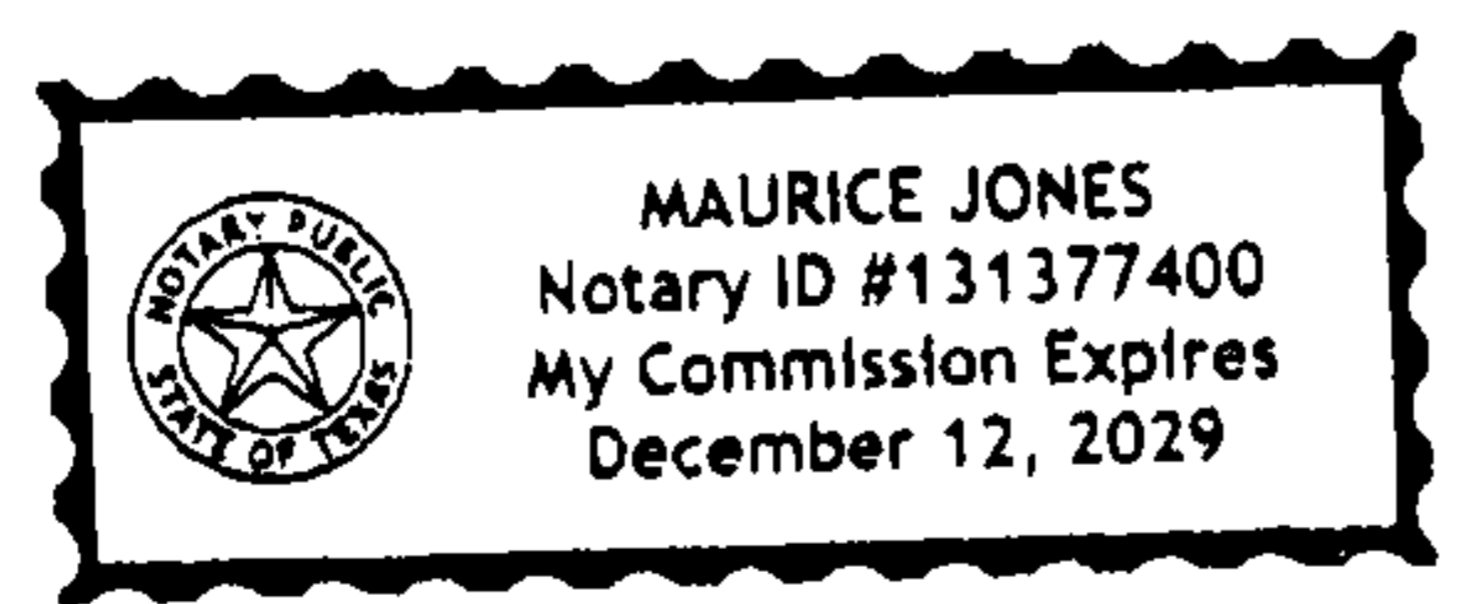
Witness Printed Name: Maurice Jones

Witness Address: 9013 Woodlark Dr
Rowlett, TX 75088

Enzo Bibolotti (Seal)
Enzo Bibolotti, Manager & Director of Bibolotti Consulting, LLC, a Texas limited liability company
Address: 2517 Rosebud Circle, Carrollton, Texas 75006

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me by means of physical presence, this 4th day of May, 2026, by Enzo Bibolotti, Manager & Director of Bibolotti Consulting, LLC, a Texas limited liability company, who is personally known to me or who has produced Driver License as identification.



Maurice Jones
Notary Public
Print Name: Maurice Jones
My Commission Expires: 12-12-2029