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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492054

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 5241MarshField

Doc Stamp-Deed: \$1,610.00

Parcel Identification No. 0033091018

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8th day of May, 2026 between Luigi A. Doronzo, individually and as Successor Trustee under the Doronzo Revocable Trust Agreement dated April 20, 2012, as amended and restated October 18, 2022 whose post office address is 5750 Emilia Way, Leonard, TX 75452 of the County of Fannin, State of Texas, grantor*, and Spartan Investment Properties, LLC, a Florida limited liability company whose post office address is 5170 Sandy Beach Ave, Sarasota, FL 34242 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 18, VILLA MAJORCA, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1404, Page 224, and all exhibits and amendments thereof, and as per plat thereof recorded in Condominium Book 15, Page 23, as amended, Public Records of Sarasota County, Florida.

Parcel Identification No. 0033091018

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

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.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 5750 Emilia Way, Leonard, TX 75452.

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.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maureen Vehar

Witness Name: Maureen Vehar

Witness Address: 1316 Cedar st.

Bonham, TX 75418

Robert Vehar

Witness Name: Robert Vehar

Witness Address: 1316 Cedar st.

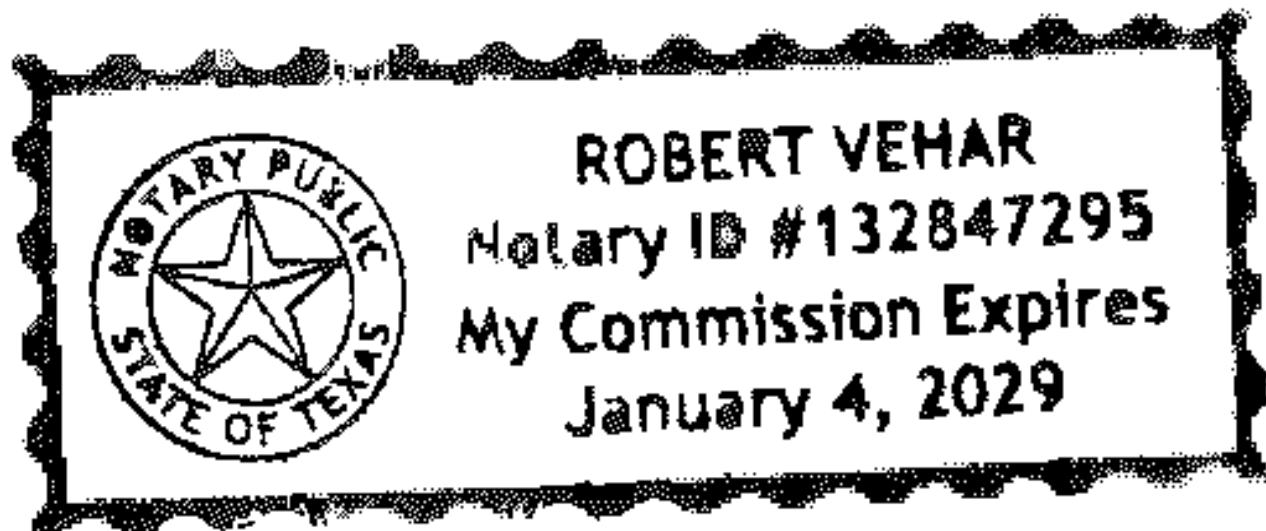
Bonham, TX 75418

Luigi A. Doronzo Successor Trustee
Luigi A. Doronzo, individually and as Successor Trustee

State of TEXAS
County of HUNT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 2026 by Luigi A. Doronzo, individually and as Successor Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Robert Vehar
Notary Public

Printed Name: Robert Vehar

My Commission Expires: Jan 4, 2029