

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064780 2 PG(S)**

5/13/2026 3:17 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3493800

**Prepared By:**

PGP Title of Florida, Inc., dba PGP Title  
Attn: Belinda Buchanan  
24311 Walden Center Drive, Suite 203  
Bonita Springs, FL 34134

**Doc Stamp-Deed: \$5,950.00**

**Return To:**

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC  
Coppell, TX 75019

File No.: FL-375417

Property Appraiser's Parcel I.D. (folio) No.:  
0358040470

**WARRANTY DEED**

THIS WARRANTY DEED to be effective May 12, 2026, by DiVosta Homes, L.P., a Delaware limited partnership, having a mailing address of 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (the "Grantor"), to Anthony J. Carpino, Trustee(s) of the Anthony J. Carpino Trust dated March 27, 2026 and any amendments thereto, having a mailing address of 332 Clare Drive, Bloomingdale, IL 60108 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Sarasota, State of Florida, to-wit:

Lot 470, TALON PRESERVE, PHASE 5B, according to the plat thereof, as recorded in Plat Book 56, Page(s) 311 through 320, Public Records of Sarasota County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

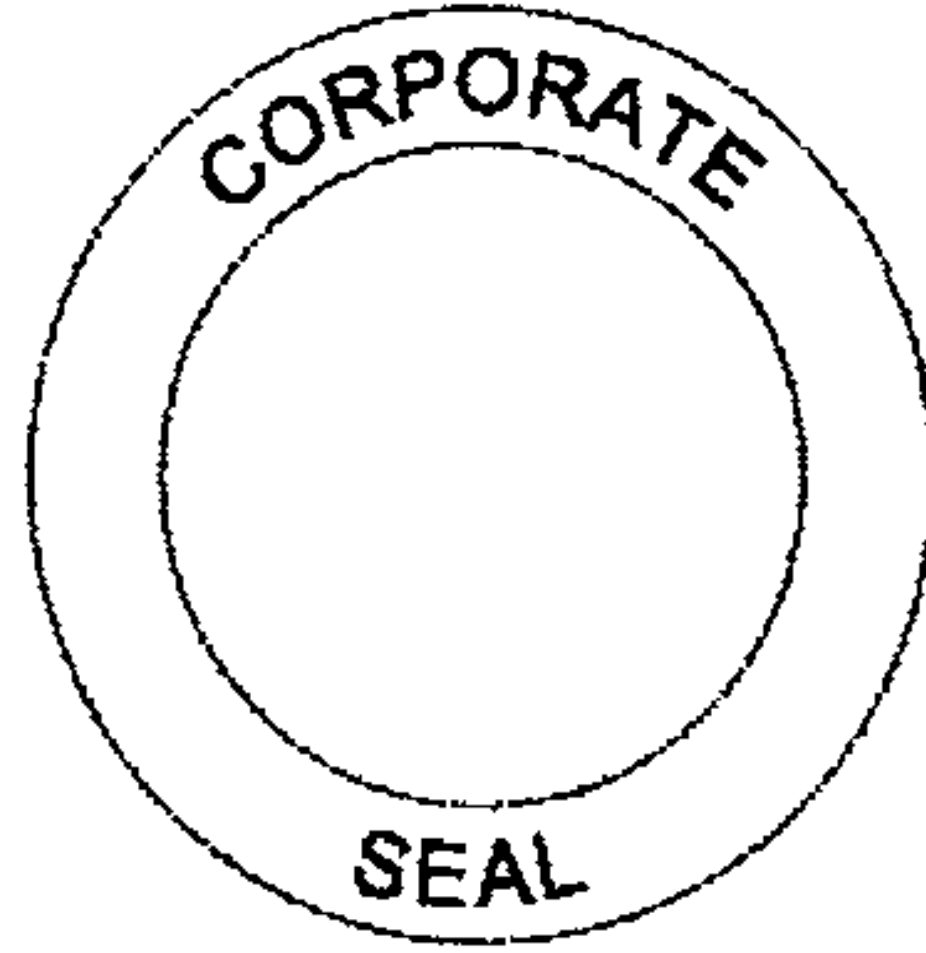
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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: 2025

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 5-7, 20 26.

(CORPORATE SEAL)



BY: [Signature]  
DiVosta Homes, L.P., a Delaware limited partnership BY: Divosta Homes Holdings, LLC, a Delaware limited liability company, its General Partner  
Andrea Ballantine  
Printed Name  
Closing/Homebuyer Coordinator  
Title

Signed, and sealed and delivered in presence of:

[Signature]  
Witness Signature  
**Oyuki Miranda**

Printed Name and Address of First Witness  
24311 Walden Center Drive Suite # 203  
Bonita Springs, FL 34134

[Signature]  
Witness Signature  
**Sandra Tapia**

Printed Name and Address of Second Witness  
24311 Walden Center Drive Suite # 203  
Bonita Springs, FL 34134

STATE OF Florida )  
COUNTY OF Lee )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5-7, 20 26 by

[Signature]  
Closing/Homebuyer Coordinator

\_\_\_\_\_ of DiVosta Homes Holdings LLC, a Delaware limited liability company, on behalf of the LLC, as General Partner of Divosta Homes, L.P., a Delaware limited partnership, on behalf of the limited partnership. He/she is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
**Oyuki Miranda**

Printed Name  
My Commission Expires:  
(SEAL)

