

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065566 2 PG(S)

5/14/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494513



Prepared by and Return to:
Lisa Guild, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

Doc Stamp-Deed: \$560.00

File No.: 265602-93

WARRANTY DEED

This indenture made on **May 14, 2026** by **Ariadna Molina and Umberto Cacciatore, wife and husband**, whose address is: 2121 SW 22nd Ave., Miami, FL 33145-2621 hereinafter called the "grantor", to **Adam Shawn Steinberg, a single man**, whose address is: 14 W. George St, Walkersville, MD 21793, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or 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 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**, to-wit:

Lots 3, 4 and 5, Block 665, Fourteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0969066503

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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



Ariadna Molina



Umberto Cacciatore

Signed, sealed and delivered in our presence:



1st Witness Signature



2nd Witness Signature

Print Name: Claudia K Betancourt

Print Name: Lronna Ruyetta

Address: 15450 SW 74th Ct.
Miami FL 33193

Address: 6752 NW 195th Pl
Doral, FL, 33172

State of Florida

County of Miami Dade

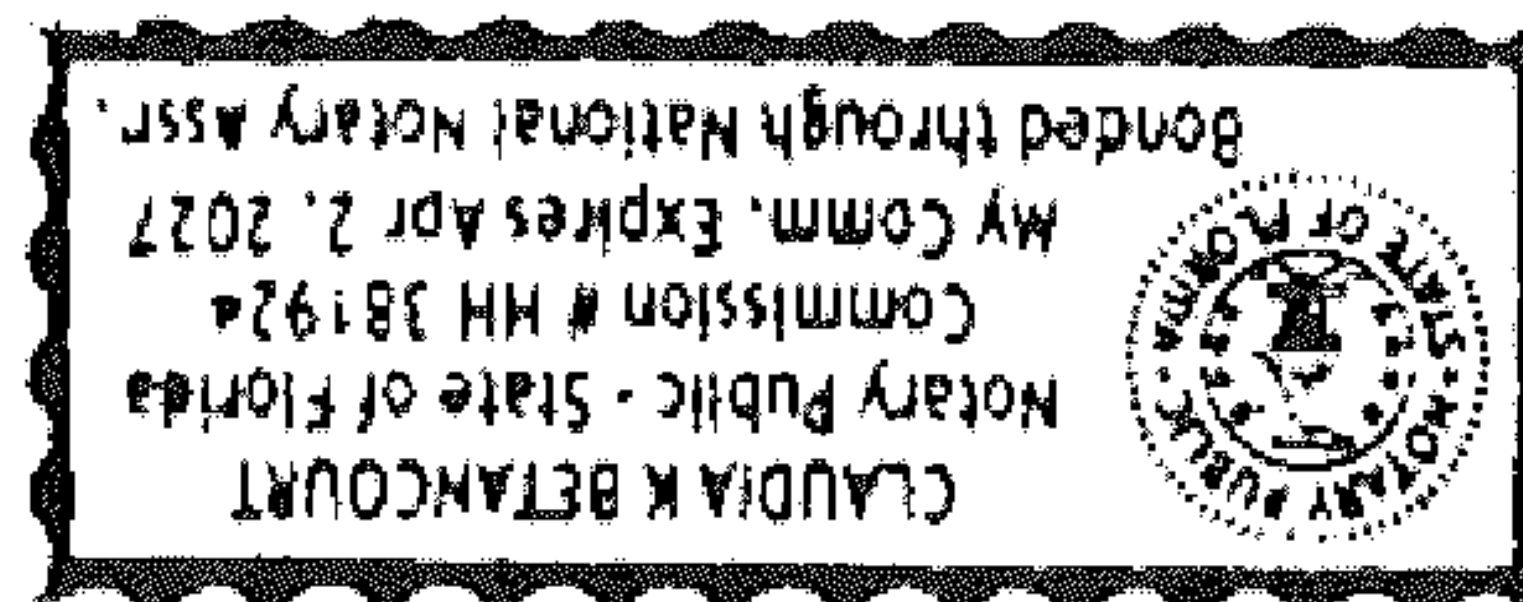
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 5/12/2026, by **Ariadna Molina and Umberto Cacciatore**, who () is/are personally known to me or who () produced a valid FN as identification.



Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)

