

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066487 3 PG(S)

5/18/2026 11:38 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495283

Doc Stamp-Deed: \$1,645.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-159413

APN/Parcel ID(s): 0451020175

WARRANTY DEED

THIS WARRANTY DEED dated May 14, 2026, by Morgan Manderson and Andrew Brogan, hereinafter called the grantor, to Gina Falese, whose post office address is 2995 Arrowhead Rd, Venice, FL 34293, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot (S) 11613 and 11614, South Venice Unit No. 44, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 5, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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 December 31, 2025.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

✓ [Signature]
Witness Signature #1

✓ [Signature]
Morgan Manderson

✓ MARION FIGUEROA
Print Name

Address: ✓ 52275 Covington Ln,
New Baltimore, MI, 48047

Address: ✓ 18059 Fluor DeLis
Clinton Township MI 48035

✓ [Signature]
Witness Signature #2

✓ ATIQUUR RAHMAN
Print Name

Address: ✓ 42211 GARFIELD RD
Clinton TWP, MI, 48038

State of Michigan

County of Macomb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2026, by Morgan Manderson, to me known to be the person described in or who has produced Driving Licence as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

[Signature]
Name: Md Arefin
Notary Public in and for the State of Michigan
My Commission Expires: 05-06-2032



[Signature] 05.11.26

MD AREFIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 05-06-2032
Acting in the County of Macomb

State of Michigan County of Macomb

Subscribed and sworn to (or affirmed) before me
this 11 day of May, 2026

by Morgan Manderson

[Signature] Notary Public
Expires 05-06-2032

Deed (Warranty - Indiv. to Indiv.)
FLD1121.doc / Updated: 08.03.21

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Andrew Brogan
Andrew Brogan

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 34285

Address: 8074 Boca Grande
Ave. North Port FL.

[Signature]
Witness Signature

Cassandra Currier
Print Name

Address: 100 2nd Ave S
St. Petersburg FL 33701

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 14 day of May, 2026, by Andrew Brogan, to me known to be the person described in or who has produced FLTD as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]
Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

