

5/18/2026 4:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495793

This Instrument Prepared by and Return to:

Alexia E. Raspatello
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
Our File No.: R26-0169
Property Appraisers Parcel Identification (Folio) Number: 0448010027

Doc Stamp-Deed: \$2,275.00

Florida Documentary Stamps in the amount of \$2,275.00 have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of May, 2026 by SBEDNARSKI.NET, LLC., a Florida Limited Liability Co, whose post office address is 5600 COLLINS AVE APT #9R, MIAMI BEACH, FL 34293 herein called the Grantor, to ANTHONY PASCUCCI and KARLEE PAIGE PASCUCCI, husband and wife, whose post office address is 401 Sunnyside Drive, Venice, FL 34293, hereinafter called the Grantees: (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 a)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 4, Block 29, VENICE EAST 4th Addition, according to the plat thereof, recorded in Plat Book 22, Pages 9 and 9A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 Grantees 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, and hereby 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Arthur Wolf
Witness #1 Signature

Shelly Waldrop
Witness #1 Printed Name

Witness Address: **2575 Tamiami Trail, Port Charlotte, FL 33952**

Alexia E. Raspatello
Witness #2 Signature

Alexia E. Raspatello
Witness #2 Printed Name

Witness Address: **2575 Tamiami Trail, Port Charlotte, FL 33952**

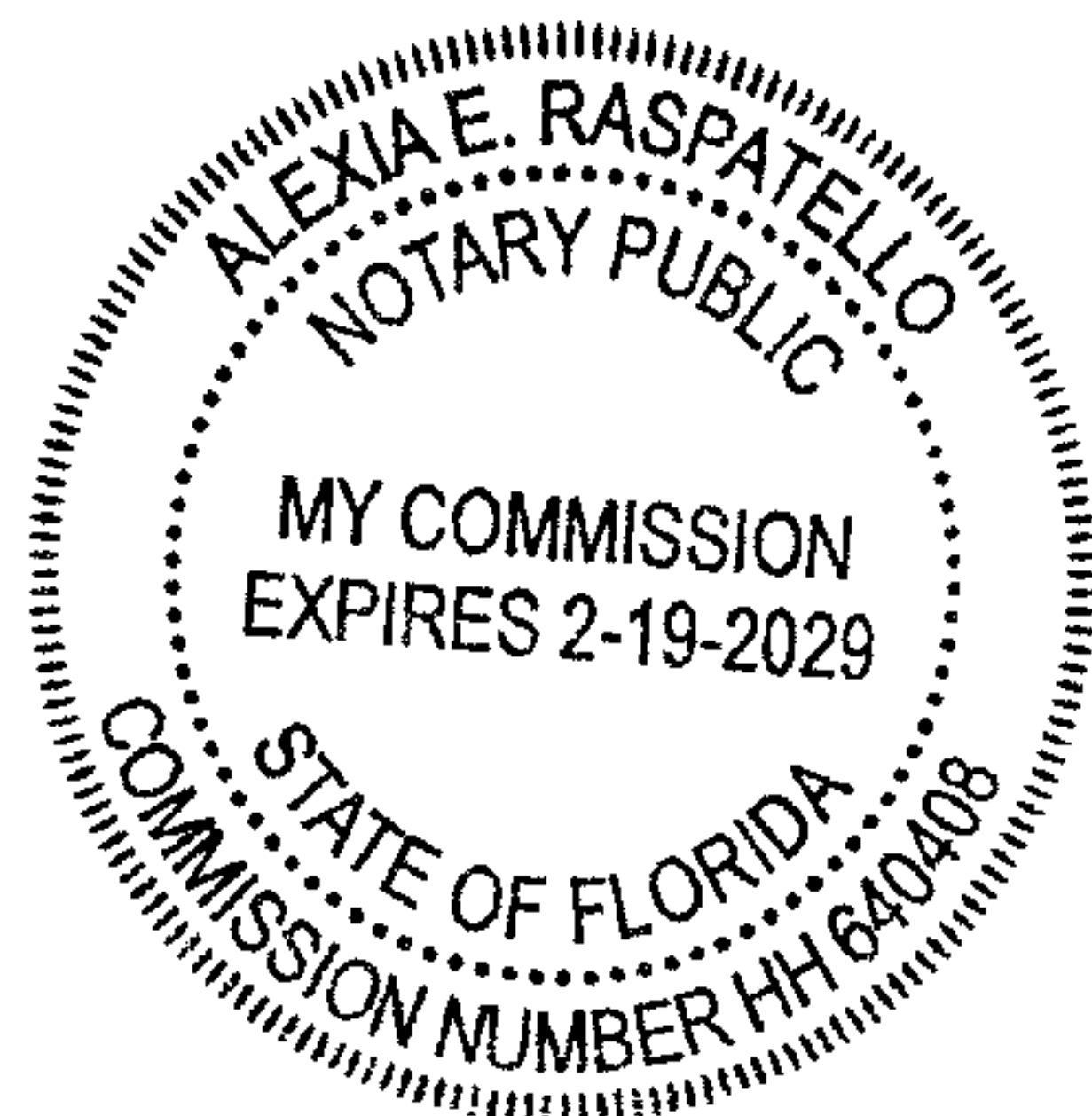
SBEDNARSKI.NET, LLC., a Florida Limited Liability Co

Arthur Broslat (Seal)
Authorized Signor

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 15 day of May, 2026, by Arthur Broslat, Authorized Signor of SBEDNARSKI.NET, LLC, a Florida Limited Liability Co, who appeared by physical presence or online notarization and has produced personally known as identification.

SEAL



My Commission Expires:

Alexia E. Raspatello
Notary Public
Printed Notary Name

File No.: R26-0169