

Prepared by and return to:
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File No 5553-26LLC-FL

5/19/2026 3:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496216

Doc Stamp-Deed: \$1,330.00

Parcel Identification No 0470-05-0147

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WARRANTY DEED

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

This indenture made the 19th day of May, 2026 between Secretary of Housing and Urban Development, whose post office address is 77 Forsyth Street Southwest, Atlanta, GA 30303, of the County of Fulton, State of Georgia, Grantor, to Jeffrey J. Fontecchio, a married man, whose post office address is 1130 Great Falls Avenue, Port Charlotte, FL 33948, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lots 13544 and 13545, South Venice Unit No.52, according to the Plat thereof, recorded in Plat Book 7, Page(s) 19, of the Public Records of Sarasota County, Florida.

Grantor warrant 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 a homestead property. Grantor's residence and homestead address is: 77 Forsyth Street Southwest, Atlanta, GA 30303.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence

[Handwritten Signature]

WITNESS #1 SIGNATURE

Patricia A. Lee

WITNESS #1 PRINTED NAME

3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

WITNESS #1 ADDRESS

[Handwritten Signature]

WITNESS #2 SIGNATURE

Yvonne Mayes-Moales

WITNESS #2 PRINTED NAME

3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

WITNESS #2 ADDRESS

Secretary of Housing and Urban Development

By: *[Handwritten Signature]*
Alfreda Mayes, Designated Agents

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of May, 2026, by Alfreda Mayes, Designated Agents of Secretary of Housing and Urban Development. who is/are personally known to me or who has/have produced _____ as identification.

[Handwritten Signature]

Signature of Notary Public

Machelle Redmond

Print, Type/Stamp Name of Notary

