

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067726 2 PG(S)**

5/19/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496238

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: \$3,465.00

Return To:

PGP Branch Support Center

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

File No.: FL-375402

Property Appraiser's Parcel I.D. (folio) No.:
0357030902

WARRANTY DEED

THIS WARRANTY DEED to be effective May 15, 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 Egidio Giannone and Sofia Giannone, husband and wife, having a mailing address of 966 New Britain Ave., Farmington, CT 06032 (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 902, Talon Preserve, Phase 6, according to the plat thereof, as recorded in Plat Book 57, Page(s) 534 through 542, Public Records of Sarasota County, Florida.

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

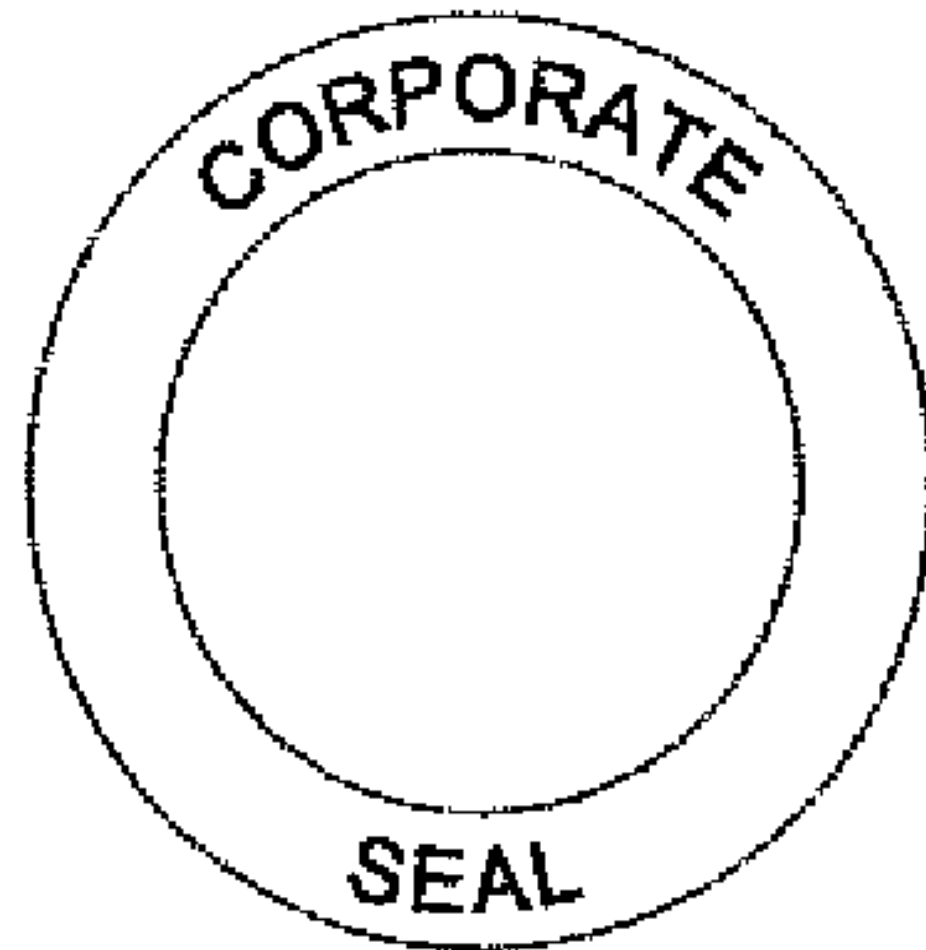
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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 April 27, 2020.

(CORPORATE SEAL)



Signed, and sealed and delivered in presence of:

[Signature]
Witness Signature

Kathy Oxford

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

BY: [Signature]
Divosta Homes, L.P., a Delaware limited partnership BY: Divosta Homes Holdings, LLC, a Delaware limited liability company, its General Partner

HOLLY DAVIS
Printed Name
Closing/Homebuyer Coordinator
Title

STATE OF Florida)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this April 27, 2020 by

HOLLY DAVIS
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 **Kathy Oxford**

Printed Name
My Commission Expires:
(SEAL)

