

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068195 3 PG(S)

5/20/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496636



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$105.00

File No.: 266624-95

WARRANTY DEED

This indenture made on **May 20, 2026** by **Mark S. Valesano, a single man**, whose address is: 20903 Lakeland Ct, Saint Clair Shores, MI 48081 and **James P. Valesano, a single man**, whose address is: 4314 SW 21st Place, Cape Coral, FL 33914 hereinafter called the "grantor", to **Mendoza Renovation LLC, a Florida Limited Liability Company**, whose address is: 10913 N. Florence Ave, Tampa, FL 33612, 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:

Lot 54, Block 407, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, Page 21, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0981040754

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.

James P. Valesano
James P. Valesano

Signed, sealed and delivered in our presence:

Karen M. Divico Dennis Divico
1st Witness Signature 2nd Witness Signature

Print Name: Karen M. Divico Print Name: Dennis Divico

Address: 4702 SW 20th Pl Address: 4718 SW 12th Place #104
Cape Coral, FL 33914 CAPE CORAL, FL 33914

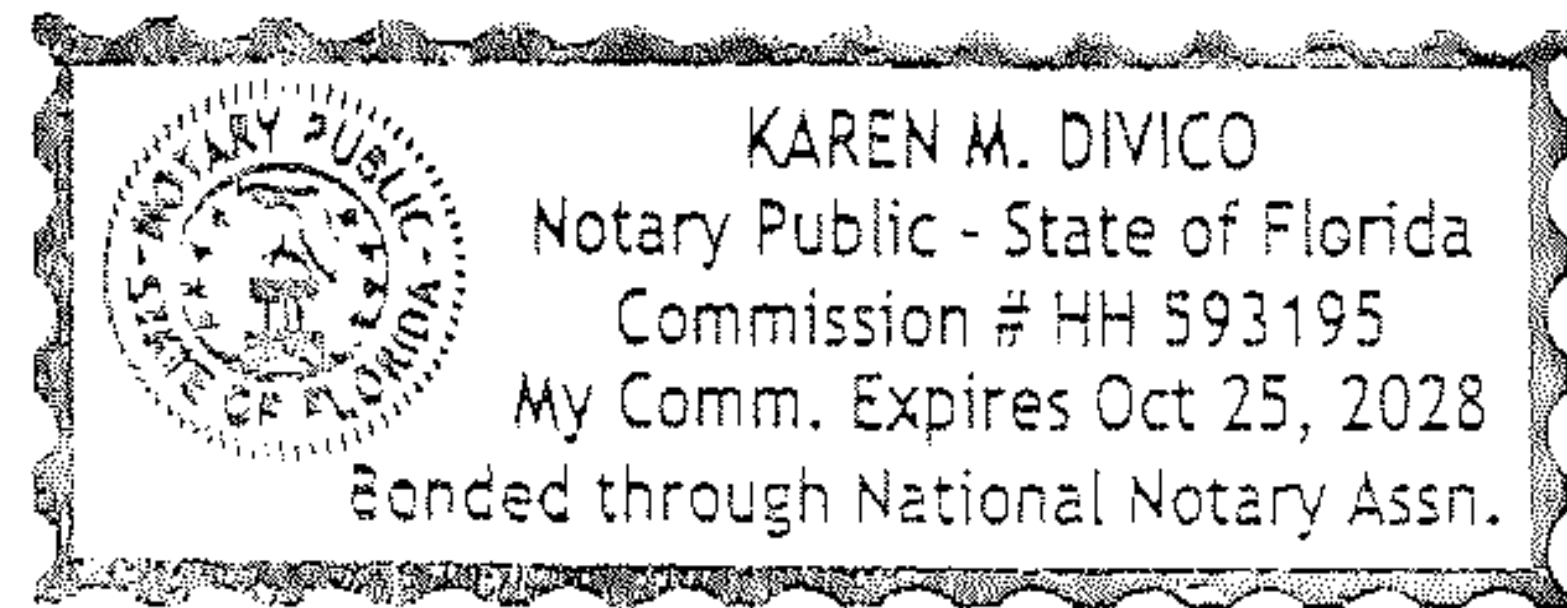
State of Florida

County of Lee

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 5.19.2026, by **James P. Valesano**, who () is/are personally known to me or who () produced a valid Drivers License as identification.

Karen M. Divico
Notary Public Signature
Printed Name: Karen M. Divico
My Commission Expires: 10/25/2028

(NOTARY SEAL)



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

Mark S. Valesano

Mark S. Valesano

Signed, sealed and delivered in our presence:

Maisa Hanarti

1st Witness Signature

Print Name: Maisa Hanarti

Address: 1510 Kinmore St -

Dearborn Hts, MI 48127

State of Michigan

County of Macomb

Salah Alabbasi

2nd Witness Signature

Print Name: Salah Alabbasi

Address: 1510 Kinmore St -

Dearborn Hts, MI 48127

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 05-19-2026, by **Mark S. Valesano**, who () is/are personally known to me or who () produced a valid Michigan Identification Card as identification.

Salah Alabbasi

Notary Public Signature

Printed Name: Salah Alabbasi

My Commission Expires: 10-19-2029

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2029
Acting in the County of Macomb

(NOTARY SEAL)