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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499190

Prepared by:

Erin Beasley

M/I Title Agency, Ltd., L.C.

9530 Marketplace Road, Suite 203

Fort Myers, FL 33912

Folio/Parcel ID No.: 0380030108

Consideration Amount: \$772,271.00

File/Case No.: GF016849-248

Doc Stamp-Deed: \$5,406.10

After recording return to:

M/I Title Agency, Ltd., L.C.

9530 Marketplace Road, Suite 203

Fort Myers, FL 33912

(Space Above This Line for Recording Data)

CORPORATE WARRANTY DEED

This Warranty Deed made this 26th day of May, 2026,

Between **M/I Homes of Ft. Myers/Naples, LLC, a Florida limited liability company**, whose mailing address is: 9530 Marketplace Road, Suite 203, Fort Myers, FL 33912, hereinafter called the Grantor, and

Brandon Lee Smith, unmarried and Andrea Lynn Marseglia, unmarried, as joint tenants with rights of survivorship, whose mailing address is: 2024 Bolsena Street, Nokomis, FL 34275, hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's successors, and assigns forever, all that certain parcel of land in the County of Sarasota, State of Florida to wit:

Lot 108, Cassata Lakes Phase I, according to the plat thereof, as recorded in Plat Book 56, Page 493, of the Public Records of Sarasota County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

And the said Grantor hereby conveys with the Grantee that the Grantee 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 does hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed Sealed and Delivered in the presence of:

[Signature]
Witness No. 1
Print Name: Erin Beasley
Address: 9530 Marketplace Road, Suite 203
Fort Myers, FL 33912

M/I Homes of Ft. Myers/Naples, LLC

BY: [Signature]
Kevin Brown
Vice President

[Signature]
Witness No. 2
Print Name: Vincent Coddente
Address: 9530 Marketplace Road, Suite 203
Fort Myers, FL 33912

Address:
9530 Marketplace Road, Suite 203
Fort Myers, FL 33912

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2026, by Kevin Brown, Vice President of M/I Homes of Ft. Myers/Naples, LLC on behalf of the limited liability company. He/She is personally known to me or has produced a Driver's License as identification.

[Signature]
Notary Public
Print Name:
My Commission Expires:

