

5/27/2026 4:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499485



Doc Stamp-Deed: \$2,275.00

Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 266079-91

WARRANTY DEED

This indenture made on **May 26, 2026** by **Paul Micallef and Geraldine Marie Micallef, husband and wife and Matthew E. Micallef, a single man**, whose address is: 4356 Lakeside Grove Pl, North Port, FL 34289 hereinafter called the "grantor", to **Sarina Penichet, a single woman**, whose address is: 2525 Daisy Drive, North Port, FL 34289, 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 159, Cypress Falls Phase 2C, according to the map or plat thereof, as recorded in Plat Book 52, Page 84, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1113040159**

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.

Paul Micallef
Paul Micallef

Geraldine Marie Micallef
Geraldine Marie Micallef

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: VICKIE WIZEL

Print Name: P. REAVES

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

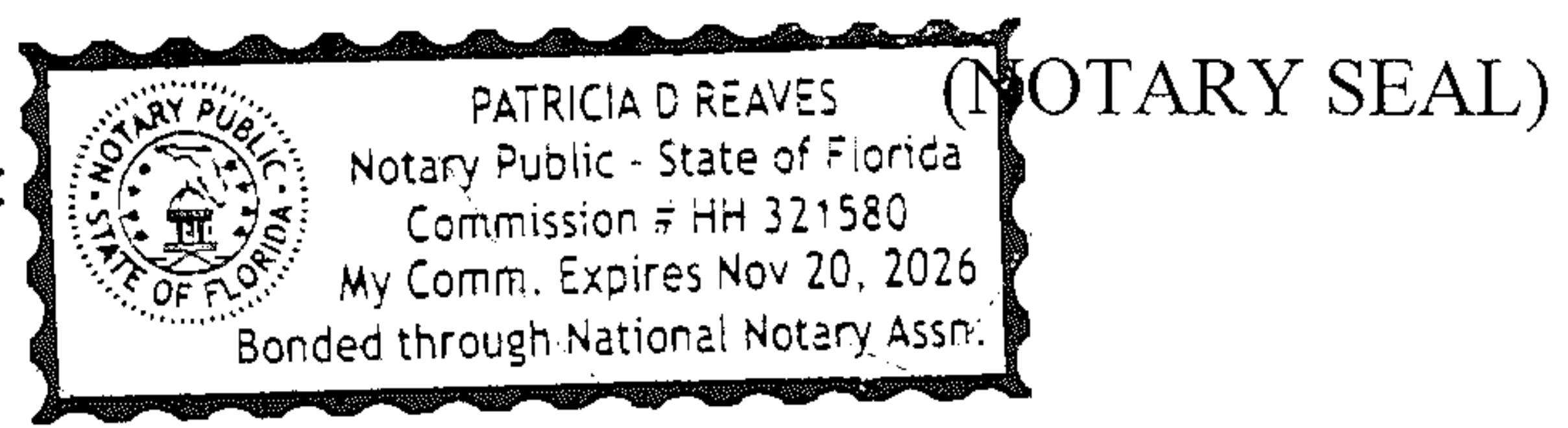
State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 5-22-26, by **Paul Micallef and Geraldine Marie Micallef**, who () is/are personally known to me or who (X) produced a valid Photo ID as identification.

[Signature]
Notary Public Signature

Printed Name:
My Commission Expires:



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

Matthew E. Micallef
Matthew E. Micallef

Signed, sealed and delivered in our presence:

Phylcia Bozeman
1st Witness Signature

Cynthia A Dominguez
2nd Witness Signature

Print Name: Phylcia Bozeman

Print Name: Cynthia A Dominguez

Address: _____

Address: _____

6828 Leire Lane, Chesterfield, VA 23832

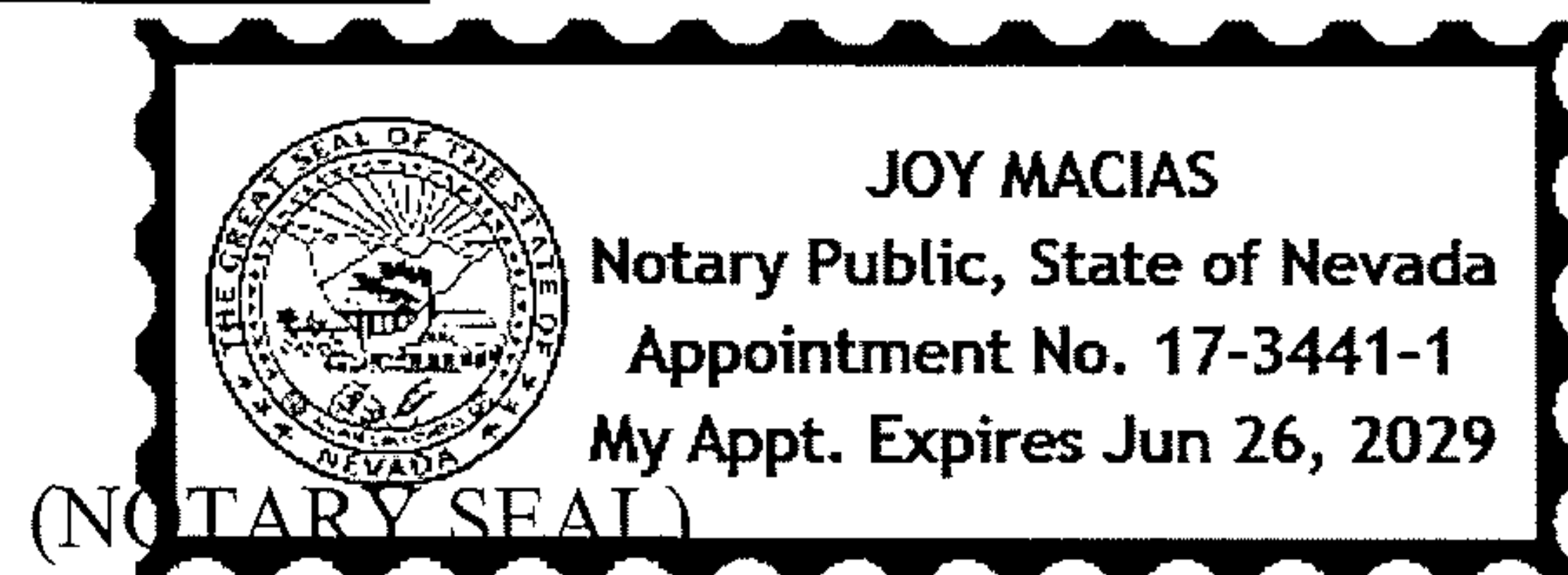
202 S 122nd Ln, Avondale AZ 85323

State of Nevada

County of Clark

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on the 21st day of May, 2026, by **Matthew E. Micallef**, who () is/are personally known to me or who () produced a valid Drivers License as identification.

Joy Macias
Notary Public Signature
Printed Name: Joy Macias
My Commission Expires: June 26, 2029



Completed via Remote Online Notarization using 2 way Audio/Video technology.