

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071989 2 PG(S)**

5/28/2026 2:06 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3499874

Doc Stamp-Deed: \$665.00

Prepared by and return to:
Natyia Jimenez
Giannell Title, LLC
3343 West Commercial Boulevard
Suite 100
Fort Lauderdale, FL 33309
(954) 449-6896
File No 26-5296

Parcel Identification No
Property 1:
0111081017

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WARRANTY DEED

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

This indenture made the 27th day of May, 2026 between Mark S. Dezzi, an unmarried man, whose post office address is 2658 Regatta Drive, Sarasota, FL 34231, of the County of Sarasota, State of Florida, Grantor, to Empire Dawn, LLC, an Arizona Limited Liability Company, whose post office address is 813 Lake McGregor Drive, Fort Myers, FL 33919, of the County of Lee, 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:

Unit 1E, Building 2, The Crossings Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1396, Page 788 and all subsequent amendments thereto and as Plat thereof recorded in Condominium Book 15, Page 15, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Address: **7203 Curtiss Avenue, #1E, Sarasota, FL 34231**

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

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: DAVID NOWAKOWSKI

[Signature]
WITNESS
PRINT NAME: BETH MCKINNON

[Signature]
Mark S. Dezzi
2703 CURTISS AVE
SARASOTA FL 34231
WITNESS 1 ADDRESS

409 Baycrest Rd
Venice FL 34285
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by Mark S. Dezzi, who is/are personally known to me or who has/have produced FL Drivers License as identification.

[Signature]
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary

