

5/28/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3499925

Prepared by
Tiffany Morefield, an employee of
First American Title Insurance Company
10773 Park Blvd
Seminole, Florida 33772
(727)826-7070

Doc Stamp-Deed: \$5,215.00

Return to: Grantee

File No.: 14228-2835486

WARRANTY DEED

THIS INDENTURE, executed on **May 26, 2026**, between

1315423 Ontario, Inc., a corporation existing under the laws of the Province of Ontario, Canada

whose mailing address is: 57 Young St, Hamilton, ON L8N 1V1,
hereinafter called the "grantor", and

Hannah R. Cafazza and Nicholas J. Cafazza, wife and husband

whose mailing address is: 5311 Nathaniel Pl, Sarasota, FL 34233,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota** County, **FL**, to-wit:

Lot 3, NATHANIEL PLACE, according to the Map or Plat thereof as recorded in Plat Book 44, Pages 32, 32A and 32B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0090-04-0049**

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 has hereunto set their hand(s) and seal(s) the day and year first above written.

1315423 Ontario, Inc., a corporation existing under the laws of the Province of Ontario, Canada

By: Nicole Walton-Allen
Name: Nicole Walton-Allen
Title: President

By: Joel Hundert
Name: Joel Hundert
Title: Vice President

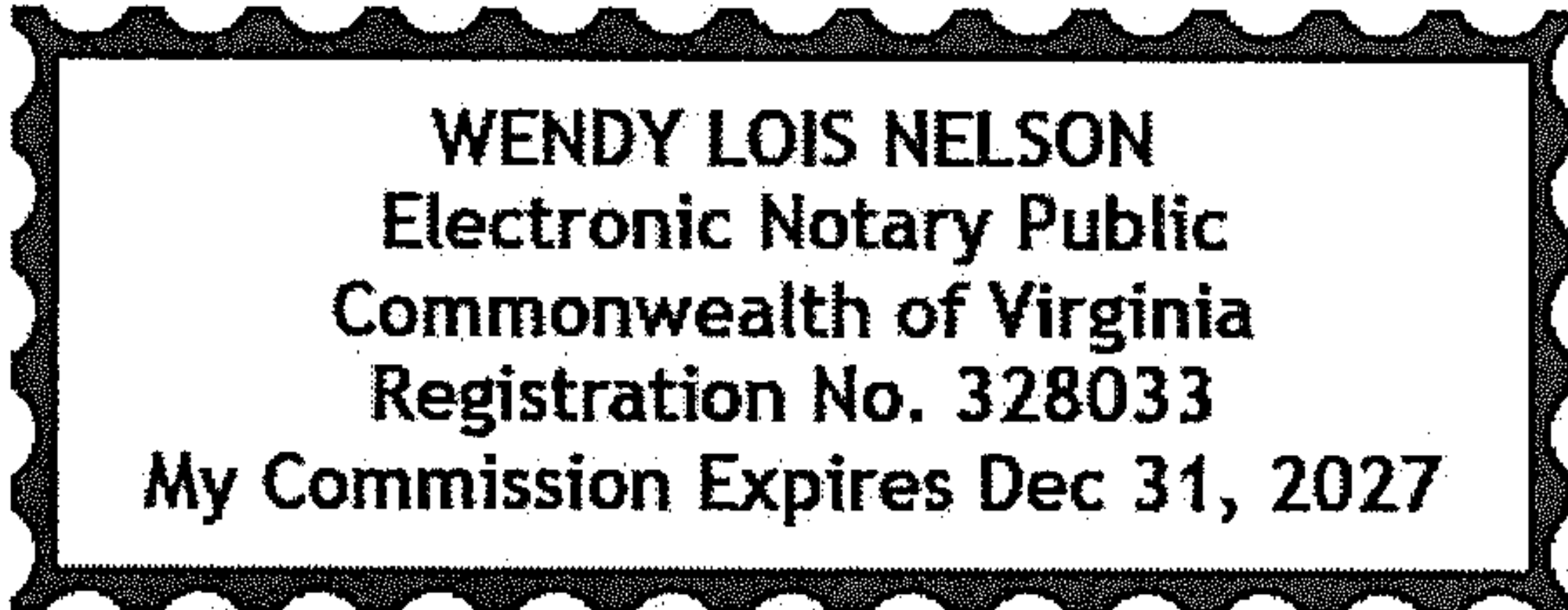
Signed, sealed and delivered in our presence:
Shirley J. Dabringhaus
Witness Signature
Print Name: Shirley J. Dabringhaus
Print Post Office Address: _____
5704 Nutmeg Ave., Sarasota, FL 34231

Wendy Lois Nelson
Witness Signature
Print Name: Wendy Lois Nelson
Print Post Office Address: _____
586 Blue Ridge Dr., Blue Ridge, VA 24064

State of Virginia
County of Botetourt

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on May 26th, 2026, by **Nicole Walton-Allen, as President and Joel Hundert, as Vice President on behalf of 1315423 Ontario, Inc., a corporation existing under the laws of the Province of Ontario, Canada**, existing under the laws of the State of .

Wendy Lois Nelson
Notary Public
Wendy Lois Nelson
(Printed Name)



My Commission expires: 12/31/2027

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

{Notarial Seal}