

Prepared by:
Wanda Pistella
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202

File Number: 2026-0128

Consideration: **930,000.00**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073878 2 PG(S)

6/1/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501399

Doc Stamp-Deed: \$6,510.00

General Warranty Deed

Made this June 1, 2026 A.D. By **Aaron D. Alfano and Deepa Alfano, husband and wife**, whose address is: 80 Batterson Park Rd, Unit 130, Farmington, Connecticut 06032, hereinafter called the grantor, to **Michael J. Besaw and Pamela S. Lai, husband and wife**, whose post office address is: 1007 Colonial Drive, Newtown, Pennsylvania 18940, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 230, Artistry Phase 2C and 2D, according to the map' or plat thereof, as recorded in Plat Book 55, Page 81, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0245090230**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Wanda Pistella
Signature: _____ - Witness
Wanda Pistella
Print name:
8470 Enterprise Circle 100
Address Line 1:
Lakewood Ranch, FL 34202
Address Line 2:

J
Signature: _____ - Witness
Gratcher Kennelly
Print name:
8470 Enterprise Cir #100
Address Line 1:
Lakewood Ranch, FL 34202
Address Line 2:

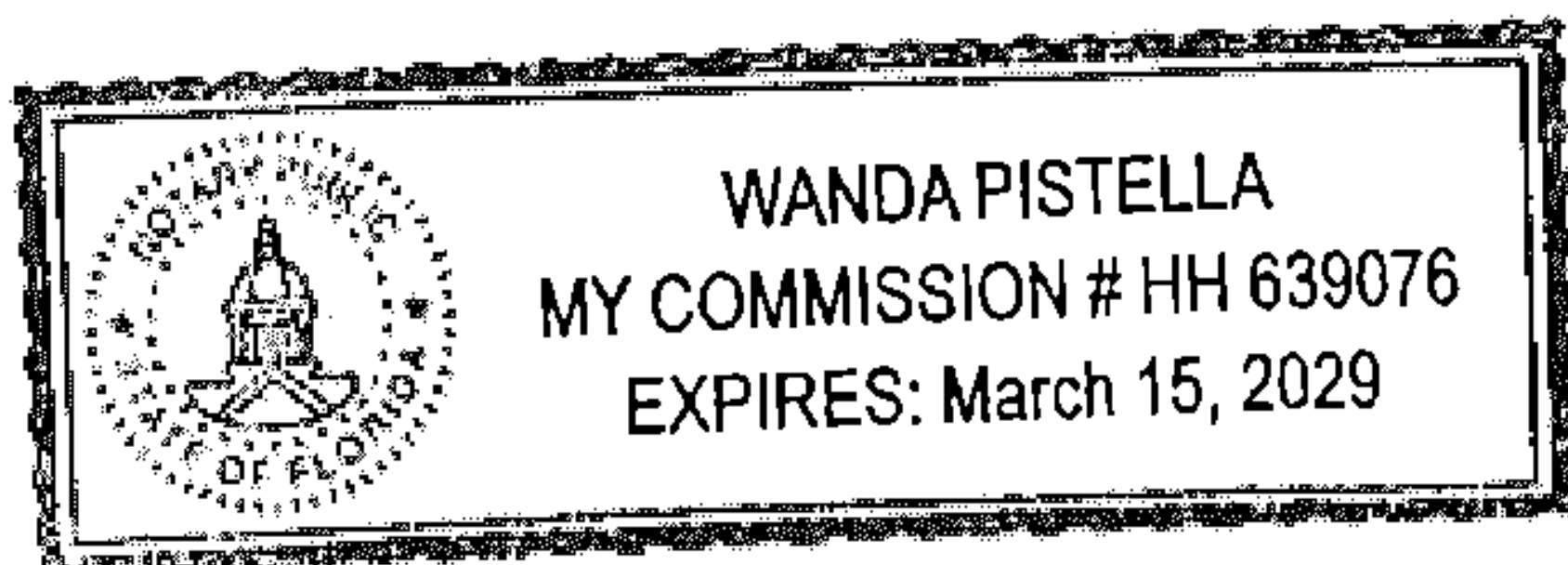
Aaron D. Alfano
Aaron D. Alfano _____ - Seller

Deepa Alfano
Deepa Alfano _____ - Seller

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 29th day of May, 2026, by Aaron D. Alfano and Deepa Alfano, husband and wife, who is/are personally known to me or who has produced D. L. Coles as identification.

Seal



Wanda Pistella
Notary Public

Print Name: _____

My Commission Expires: _____