

Prepared by and return to:
Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 6387-26SW-FL

6/2/2026 12:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501868

Doc Stamp-Deed: \$2,695.00

Parcel Identification No 0449110120

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 2nd day of June, 2026 between Frank Gary Hopkins and Mary Dolores Hopkins, husband and wife, whose post office address is 210 Van Buren St., West Babylon, NY 11704, of the County of , State of New York, Grantors, to Dennis Ramond Feauto and Tammy Louise Feauto, husband and wife, whose post office address is 3140 Odessa Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 15568 and 15569, South Venice Unit No. 59, according to the Plat thereof, recorded in Plat Book 7, Page 31, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 210 Van Buren St., West Babylon, NY 11704.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
WITNESS #1 SIGNATURE

NERESA Ann MADRANO
WITNESS #1 PRINTED NAME

5555 Merrick Rd. Massapequa East, NY 11758
WITNESS #1 ADDRESS

[Handwritten Signature]
WITNESS #2 SIGNATURE

Austen Brown
WITNESS #2 PRINTED NAME

5555 Merrick Rd
Massapequa NY 11758
WITNESS #2 ADDRESS

[Handwritten Signature]
Frank Gary Hopkins

Frank Gary Hopkins

[Handwritten Signature]
Mary Dolores Hopkins

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by Frank Gary Hopkins and Mary Dolores Hopkins, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

[Handwritten Signature]
Signature of Notary Public

KRYSTLE ALBINO
Print, Type/Stamp Name of Notary

