

6/3/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502516

Doc Stamp-Deed: \$161.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-05-4603

Parcel ID Number: 0960115024

WARRANTY DEED

This WARRANTY DEED, made June 3, 2026, by **REBECCA BROGGI, A SINGLE WOMAN**, whose address is 6114 Louis XIV Street, New Orleans, LA 70124 (the "Grantor"), to **STIELEICHE LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 7901 4th Street North, St. Petersburg, FL 33702 (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 TWENTY THREE THOUSAND AND 00/100 DOLLARS (\$23,000.00) and other valuable consideration, 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 24, Block 1150, of 25th Addition to Port Charlotte Subdivision, a subdivision, according to the plat thereof, as recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

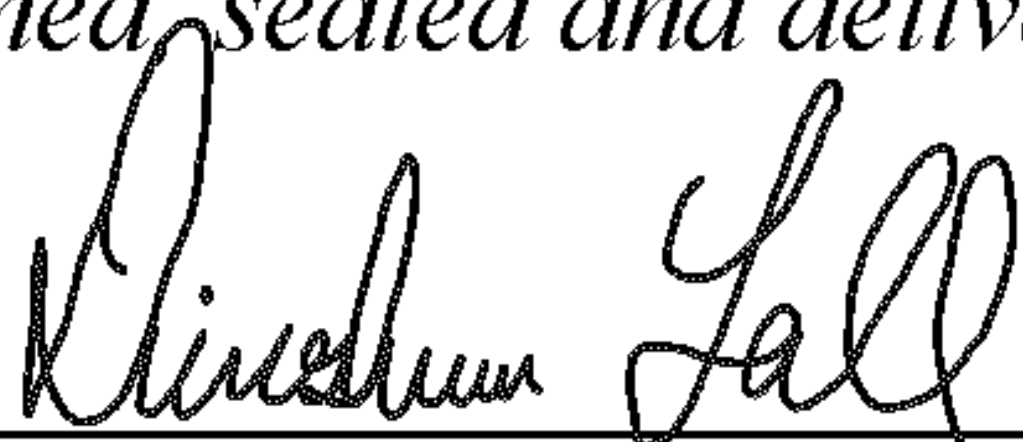
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

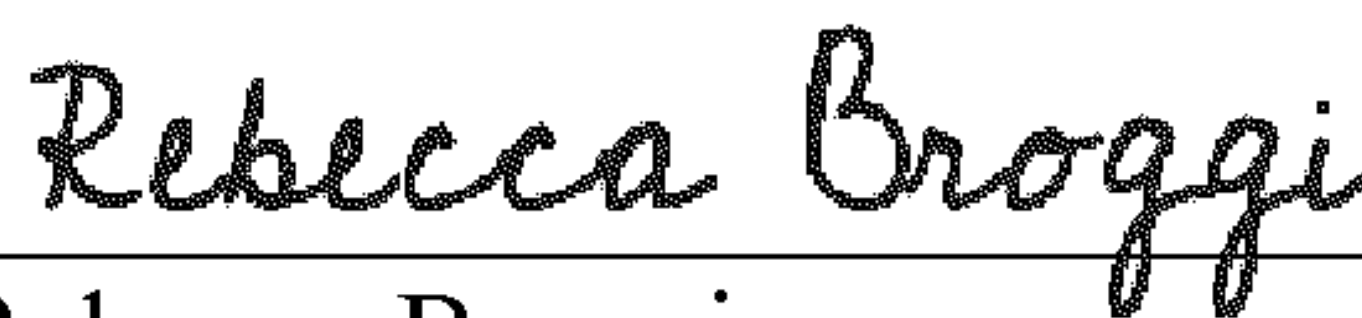
To Have and to Hold the same in fee simple forever.

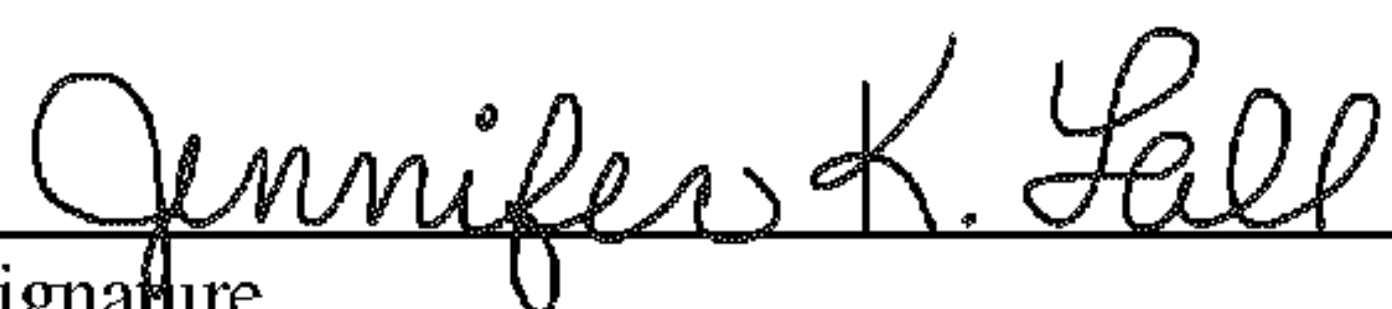
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:


Signature
Witness Printed Name Dineshwar Lall
Witness #1 Address 22434 Peachland Blvd
Port Charlotte FL 33954

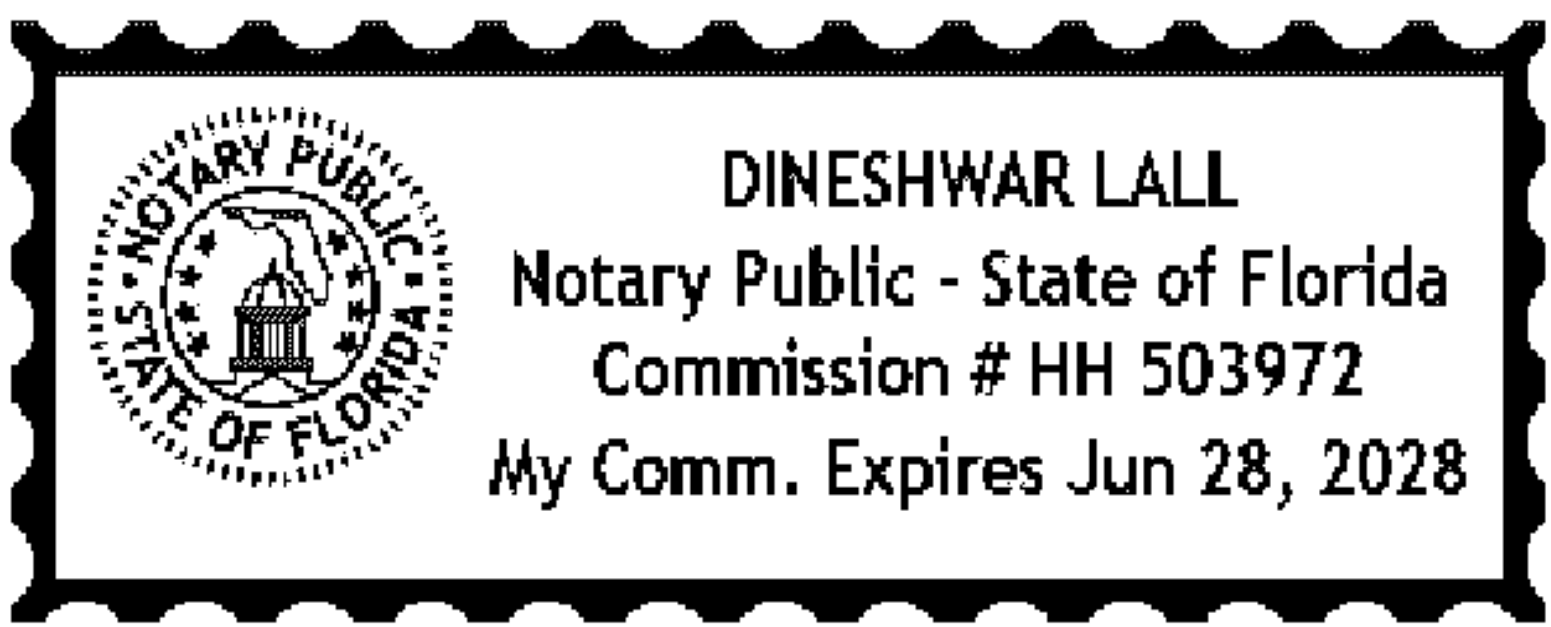

Rebecca Broggi

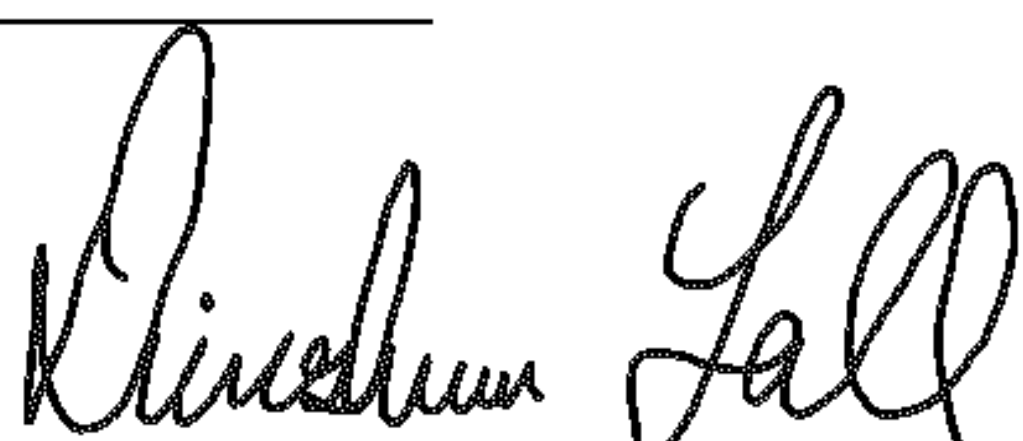

Signature
Witness Printed Name Jennifer Lall
Witness #2 Address 22434 Peachland Blvd
Port Charlotte FL 33954

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 1st day of June, 2026, by Rebecca Broggi, who is/are ☐ personally known to me or who has/have ☒ produced drivers license as identification.

Notarized online using audio-video communication technology




Notary Public
Print Name: Dineshwar Lall
My Commission Expires: 06/28/2028