

6/3/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502634

Doc Stamp-Deed: \$770.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00238

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated May 29, 2026 by **Danese Properties LLC**, a Florida limited liability company, hereinafter called the Grantor, to **Elbio Nunes and Jocemara D. Nunes, Husband and Wife**, who has a mailing address of 4881 Victoria Avenue, Sarasota, FL 34233 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 10, Block A, HOLLYWOOD GARDENS, according to plat thereof as recorded in **Plat Book 2, Page 14**, of the **Public Records of Sarasota County, Florida**.

Together with a 1967 GLEN mobile home, Vin No. 496, Title No. 2445800.

Parcel Identification Number: 0091010014

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

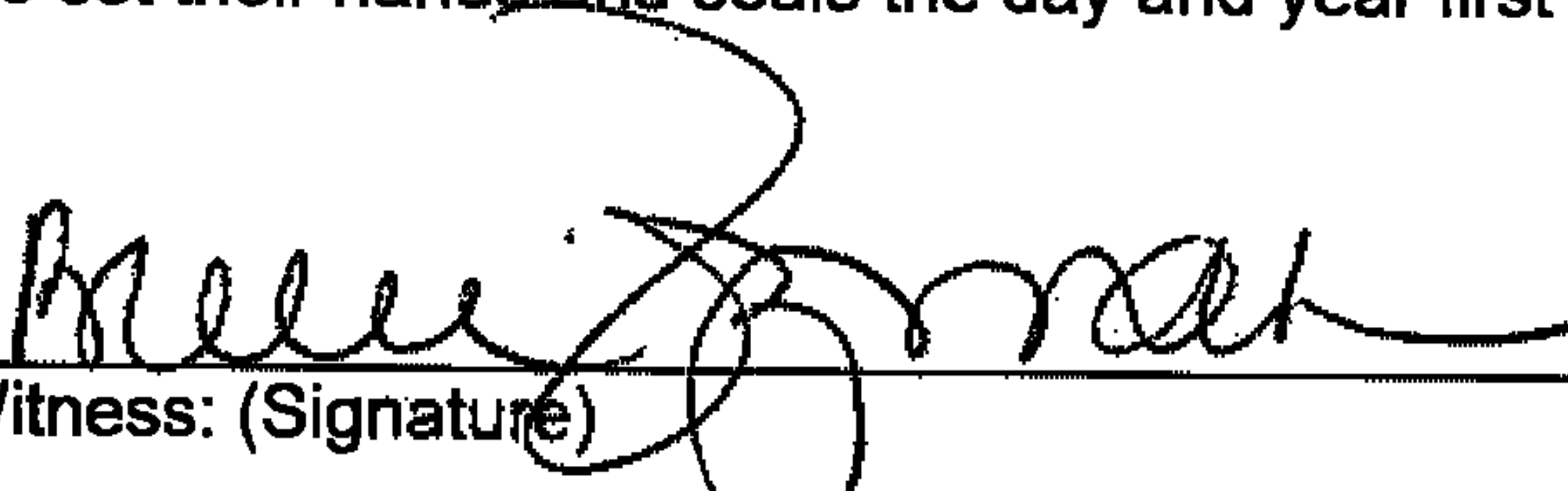
IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Danese Properties LLC, a Florida limited liability company



By: Linda Danese, Manager
After Closing Address:

6775 Lockwood Ridge Rd #401
Sarasota, FL 34243


Witness: (Signature)

Billie J. Zimmerman

Printed Name

240 S. Pineapple Ave., Suite 704

Address

Sarasota, FL 34236

City, State, Zip


Witness: (Signature)

AARON BTESH
Printed Name

4810 58th TER. E.
Address

Bradenton, FL 34203
City, State, Zip

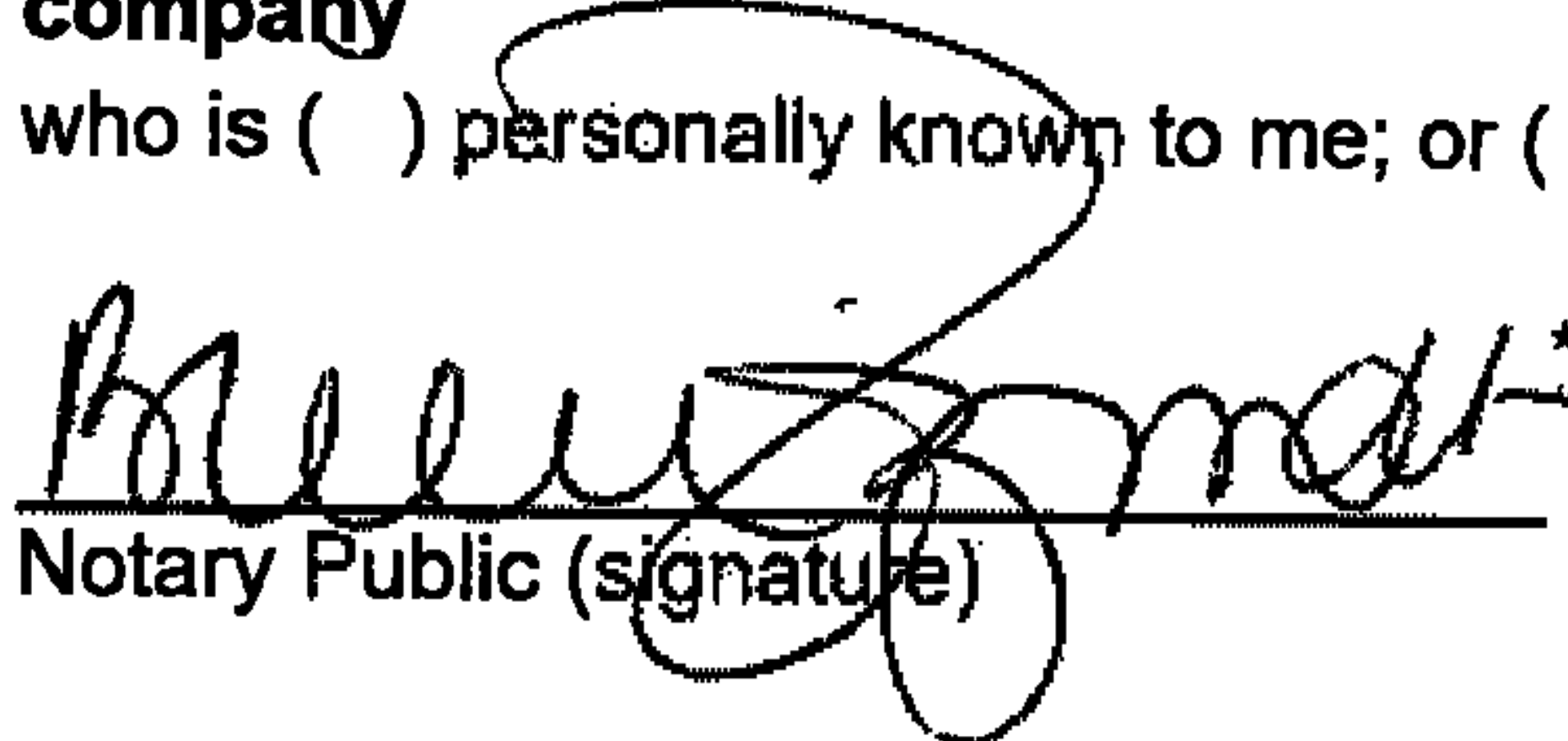
STATE OF:

COUNTY OF:

Florida
Sarasota

The foregoing instrument was acknowledged on May 29, 2026 by means of ☒ physical presence or
() online notarization By: Linda Danese, Manager of Danese Properties LLC, a Florida limited liability
company

who is () personally known to me; or (X) produced a Drivers License as identification.


Notary Public (signature)



BILLIE J. ZIMMERMAN

Commission # HH 304017

Expires October 11, 2026

Print Name:

Billie J. Zimmerman

My Commission Expires: