

Doc Stamp-Deed: \$1,715.00



Prepared by and return to:

Thomas C. Tyler, Jr

Thomas C. Tyler, Jr., P.A.

735 East Venice Avenue Suite 200

Venice, FL 34285

941-488-4422

File Number: GO-26.6866

\$245,000.00

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Warranty Deed

This Warranty Deed made this 5th day of June, 2026 between 20270 Lagente Circle, LLC, a Florida limited liability company whose post office address is 1767 Lakewood Ranch Blvd., Box 308, Bradenton, FL 34211, grantor, and Leonardo Gomez and Liviam Casillas, husband and wife whose post office address is 20710 Valprato Ct., Venice, FL 34293, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 63 of GRAN PARADISO, TOWNHOMES 1A, according to the plat thereof, as recorded in Plat Book 49, Page 8, of the Public Records of Sarasota County, Florida.

**Parcel Identification Number: 0778020630
20270 Lagente Circle, Venice, FL 34293**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 taxes accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

20270 Lagente Circle, LLC, a Florida limited liability company

By: [Signature]
Diana Enoiu, Manager

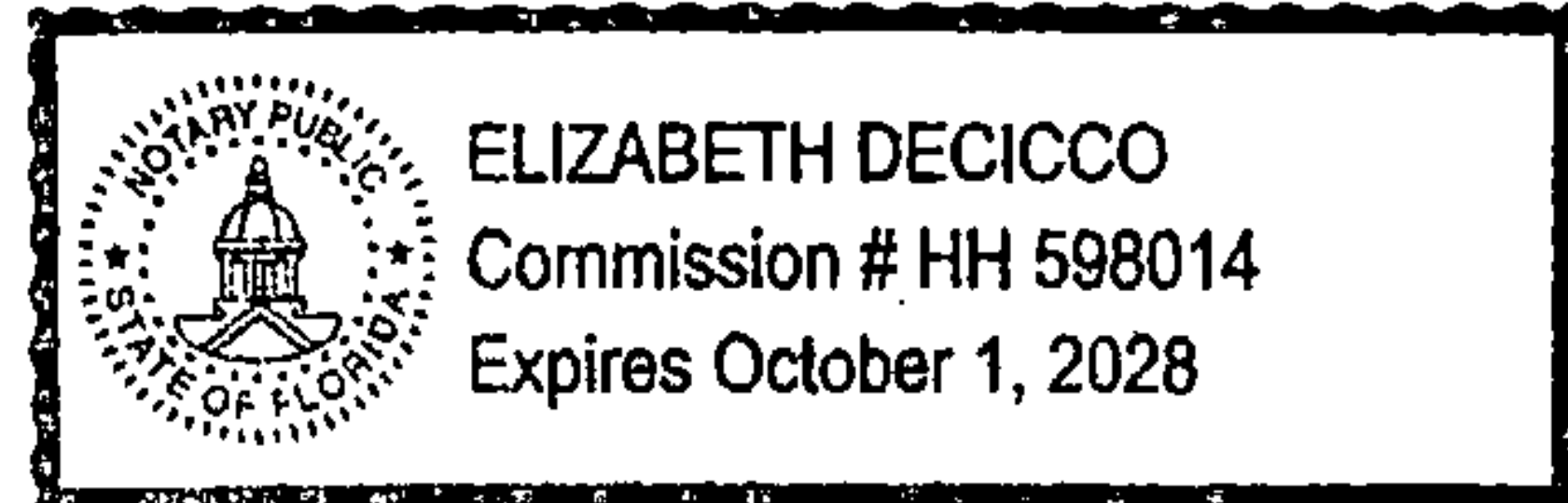
1) [Signature]
Witness Name: Aston Johnson
Witness Address: 11161 St Rd 70 E #110
Bradenton FL 34202

2) [Signature]
Witness Name: Elias Castillo
Witness Address: 11161 St Rd 70 E #110
Bradenton FL 34202

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of June, 2026 by Diana Enoiu, Manager of 20270 Lagente Circle, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification. FL D. Lic

[Notary Seal]



[Signature]
Notary Public

Printed Name: Elizabeth Decicco

My Commission Expires: 10/01/2028