

This Instrument Prepared by:
Timothy J. Carver, Esquire
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

Doc Stamp-Deed: \$0.70



THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 10 day of June, 2026, between **J & J SAVONA, LLC**, a Florida limited liability company, whose address is 4 Sequoia Court, Monroe Township, NJ 08831, as "Grantor", and **JOHN MATTESSICH and JOSEPHINE MATTESSICH**, husband and wife, whose address is 133 Savona Way, Nokomis, FL 34275, as "Grantee".

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN 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 53, Block 1, VENETIAN GOLF & RIVER CLUB, PHASE 2E, according to the plat thereof as recorded in Plat Book 44, Page 7, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and subject to taxes for the year 2026 and thereafter.

Property Tax Account No. 0374040530.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

TOGETHER with all 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 Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, 2026.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Sign Nan Panton
Print Nan Panton
341 W. Venice Ave
Venice, FL 34285

J & J SAVONA, LLC, a Florida limited liability company

By: John Mattheich
JOHN MATTESSICH
Its: Manager

Sign Carolyn L. Rusin
Print Carolyn L. Rusin
341 W. Venice Ave
Venice, FL 34285

By: Josephine Mattheich
JOSEPHINE MATTESSICH
Its: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by **JOHN MATTESSICH and JOSEPHINE MATTESSICH**, as Managers of **J & J SAVONA, LLC**, a Florida limited liability company, who are personally known to me or who have produced D/L as identification.

(SEAL)
My Commission Expires:

NOTARY PUBLIC

Sign Nan Panton
Print Nan Panton

Nan\Mattessichdeed

