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INSTRUMENT # 2026079633 4 PG(S)

6/11/2026 3:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506196



Prepared by and Return to:  
Patty Reaves, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

Doc Stamp-Deed: \$1,925.00

File No.: 266689-91

**WARRANTY DEED**

This indenture made on **June 11, 2026** by **Elaine M. Mannella, a married woman and Stephen D. Williams, a married man and Mary Jo Schaller, a single woman and Brenda A. Williams, a single woman and Donna J. Williams, a single woman and Joseph P. Williams, a married man and Daniel P. Williams, a married man and Paula J. Williams-Vajgrt, a married woman**, whose address is: 7307 Everleigh Court, Orlando, FL 32819 hereinafter called the "grantor", to **Francesco Carmelo Orsini, a single man**, whose address is: 581 Crocus Road, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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:

**Lots 15934 and 15935, SOUTH VENICE UNIT 60, according to the Plat thereof, recorded in Plat Book 7, Page 32, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0436110044

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

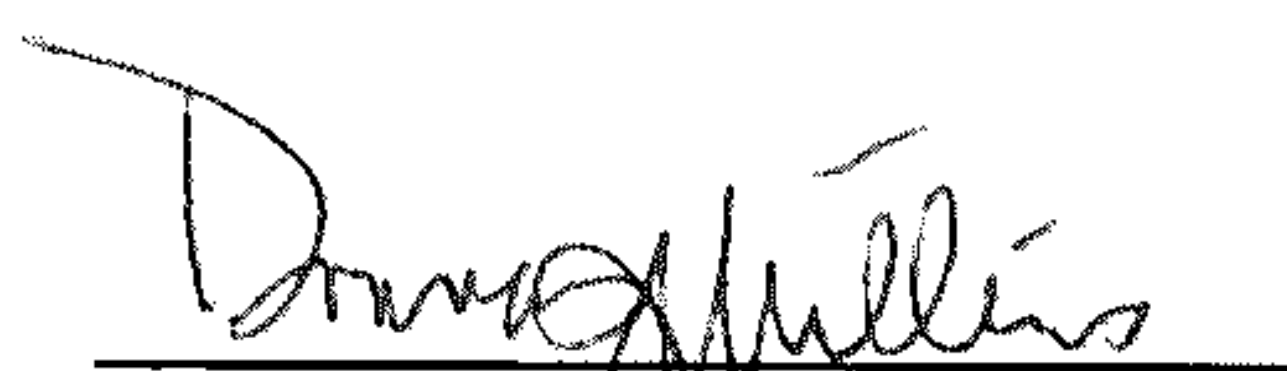
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

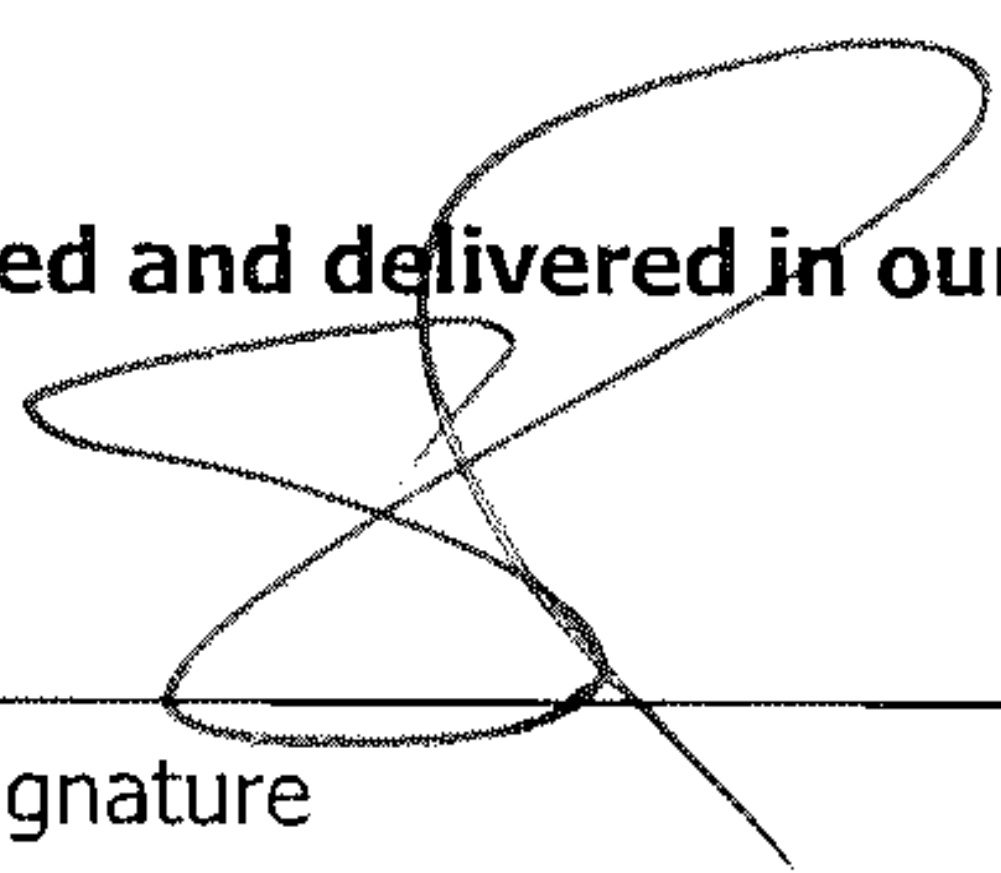
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

  
**Brenda A. Williams**

  
**Donna J. Williams**

**Signed, sealed and delivered in our presence:**

  
1st Witness Signature  
Vickie Kozel

Print Name: \_\_\_\_\_

Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

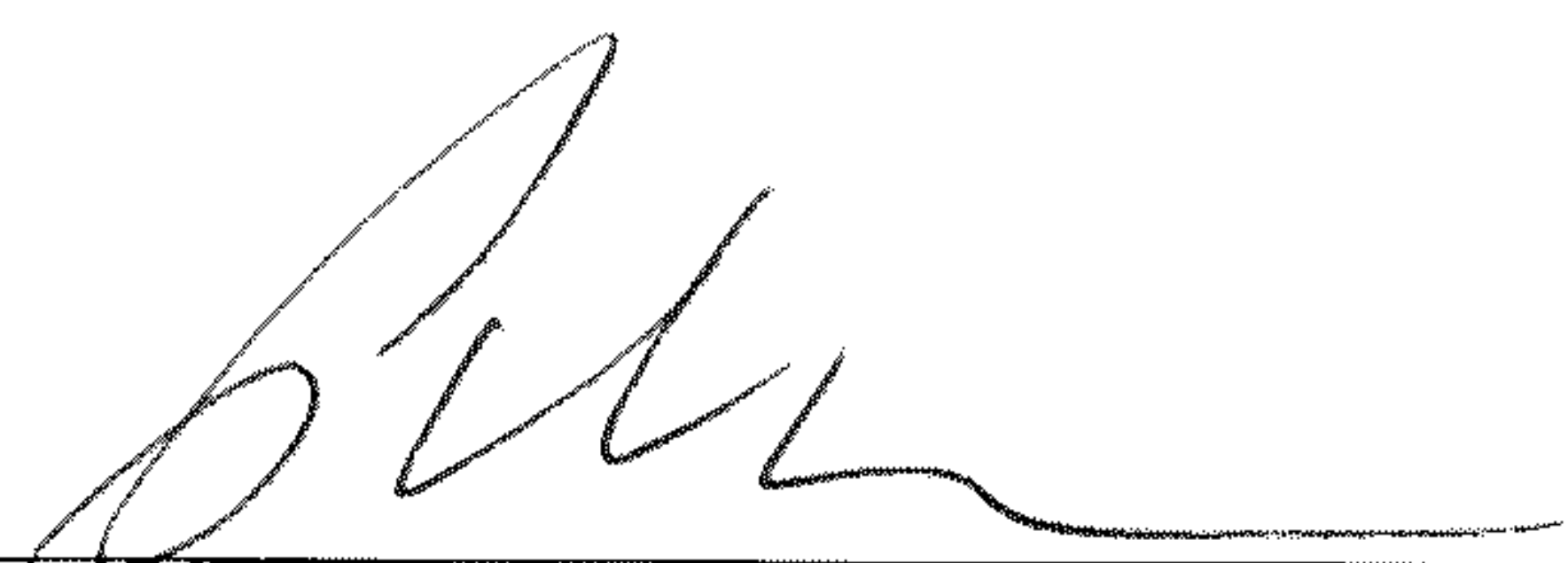
  
2nd Witness Signature

Print Name: P. REAVES

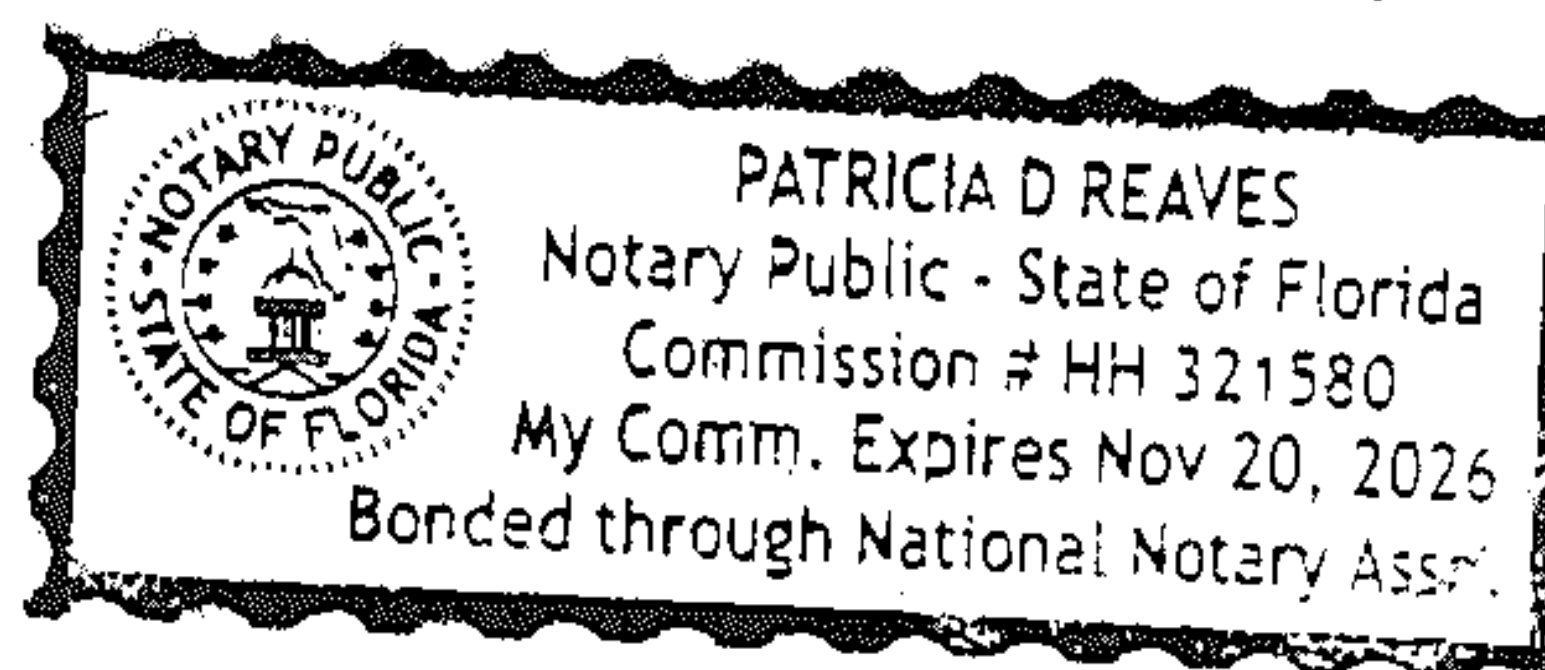
Address: 329 S. Nokomis Ave, Suite F  
Venice, FL 34285

State of Florida  
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization on 6-9-26, by **Brenda A. Williams and Donna J. Williams**, who ( ☐ ) is/are personally known to me or who ( ☒ ) produced a valid Photo ID as identification.

  
Notary Public Signature  
Printed Name:  
My Commission Expires:

(NOTARY SEAL)



**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Elaine M Mannella

Elaine M. Mannella

Stephen D. Williams

Stephen D. Williams

Mary Jo Schaller

Mary Jo Schaller

Joseph P Williams

Joseph P. Williams

Daniel P Williams

Daniel P. Williams

Paula J. Williams-Vajgrt

Paula J. Williams-Vajgrt

**Signed, sealed and delivered in our presence:**



1st Witness Signature

Print Name: Nadia DeMessa

Address: 424 E Central Blvd, #203  
Orlando, FL 32801



2nd Witness Signature

Print Name: Yvette Allen

Address: 424 E Central Blvd. #203  
Orlando, FL 32801

State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me by means of ( ) physical presence or (✓) online  
notarization on 06/10/2026, by **Elaine M. Mannella and Stephen D. Williams and  
Mary Jo Schaller and Joseph P. Williams and Daniel P. Williams and Paula J. Williams-Vajgrt**, who ( )  
is/are personally known to me or who (✓) produced a valid Driver License and Passport as  
identification.

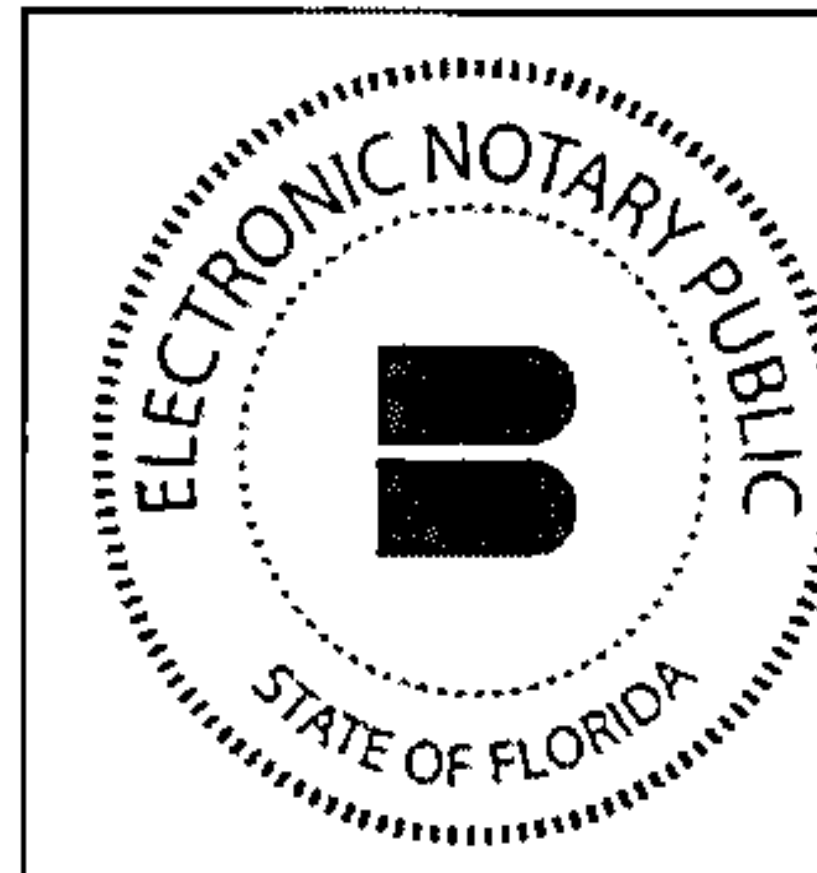


Notary Public Signature

Printed Name: **Nadia DeMessa**

My Commission Expires: **06/13/2027**

Notarized online using audio-video communication technology



**Nadia DeMessa**  
Electronic Notary Public  
State of Florida  
Commission #: HH391253  
Commission Expires: 06/13/2027