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6/12/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507075

Prepared By and After Recording, Return To:

Christopher D. Castro, Esq.

Next Legal PLLC

1200 Brickell Avenue, Suite 650

Miami, Florida 33131

Doc Stamp-Deed: \$11,410.00

Tax Folio Nos. 0410-04-0062, 0410-04-0066,
0410-04-0068, and 0410-04-0072

WARRANTY DEED

THIS WARRANTY DEED made this 10th day of June, 2026, by **VENICE EQUITY HOLDINGS, LLC**, a Florida limited liability company, with a mailing address of 125 Hillvue Lane Pittsburgh PA 15237 ("**Grantor**"), to **VENICE PROPERTY HOLDINGS, LLC**, Florida limited liability company, with a mailing address of 3621 Vinings Slope SE, Suite 4420, Atlanta, GA 30339 ("**Grantee**"). Whenever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration to Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, all of Grantor's right, title and interest in and to the land situated in Sarasota County, Florida, more particularly described on Exhibit A, attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all improvements thereon and all rights, interests, tenements, hereditaments, easements and other appurtenances thereto belonging or in anywise appertaining;

SUBJECT TO: A. taxes and assessments for the year 2026 and all subsequent years; and B. restrictions, covenants, limitations and easements appearing in the Public Records of Sarasota County, Florida, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple unto the said Grantee, and the successors and assigns of the said Grantee, forever.

AND the said Grantor hereby covenants with the said Grantee that the said Grantor is the owner of title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused the execution of this instrument as of the day and year first above written.

WITNESSES:

GRANTOR:

VENICE EQUITY HOLDINGS, LLC, a
Florida limited liability company

Rae Weitzel
Printed Name: Rae Weitzel
Address: 1181 Sunset Drive Butler PA 16001

By: *[Signature]*
Name: John A. Folino
Title: Manager

Brenda Buzzelli
Printed Name: Brenda Buzzelli
Address: 1244 Linden Vue Dr Canonsburg PA 15317

STATE OF PENNSYLVANIA)
) SS:
COUNTY OF Washington)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026 by **JOHN A, FOLINO** as Manager of **VENICE EQUITY HOLDINGS, LLC**, a Florida limited liability company, on behalf of such company. He is personally known to me or has produced PA DRIVER'S LICENSE as identification.

[NOTARIAL SEAL]

Commonwealth of Pennsylvania - Notary Seal
Joanne V. Thompson, Notary Public
Washington County
My commission expires March 19, 2028
Commission number 1240614
Member, Pennsylvania Association of Notaries

Notary: *[Signature]*
Print Name: Joanne V Thompson
Notary Public, State of Pennsylvania
My commission expires: 03-19-2028

EXHIBIT A TO WARRANTY DEED

LEGAL DESCRIPTION

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block 233 of NORTH EDGEWOOD SECTION OF VENICE, according to the Plat thereof as recorded in Plat Book 3, Page(s) 8, of the Public Records of SARASOTA County, Florida.