

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080929 2 PG(S)**

Prepared by (and return to):

Jodi M. Ruberg, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$1,825,000.00
Doc Stamps: \$12,775.00
Recording Fee: \$18.50

Parcel Identification Number(s): 2039140003

6/15/2026 1:29 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507315

Doc Stamp-Deed: \$12,775.00

WARRANTY DEED

This Warranty Deed is made effective this 10th day of June, 2026, by M&J Pham Development LLC, a Florida limited liability company, whose post office address is 3562 South Osprey Avenue, Suite A, Sarasota, FL 34239, hereinafter referred to as "Grantor", to Suzanne Popolizio, whose post office address is 3705 Tangier Terrace, Sarasota, FL 34239, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

**LOT 8, SAN REMO ESTATES, UNIT NO. 1, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT
BOOK 6, PAGE 36, PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

M&J Pham Development LLC, a Florida
limited liability company

Witness #1 Sign: JM Ruberg

Witness #1 Print Name: Jodi Ruberg

Witness #1 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

Witness #2 Sign: Stephanie A. Klattel

Witness #2 Print Name: _____

Witness #2 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

By: Phuc L. Pham, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 10th day of June, 2026, by Phuc L. Pham, as Manager of
M&J Pham Development LLC, a Florida limited liability company. He/She is ☐ personally
known to me, or ☒ has produced Florida ID as identification.

(SEAL)



STEPHANIE A. KLATTEL
Commission # HH 655782
Expires April 7, 2029

Steph A. Klattel
Notary Public
Print Name: _____
My Commission Expires: _____