

6/18/2026 1:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509524



Doc Stamp-Deed: \$1,400.00

Prepared by and Return to:
Jennifer Whay , an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 266849-90

WARRANTY DEED

This indenture made on **June 18, 2026** by **Joseph D. Faggiano and Phyllis Faggiano, husband and wife**, whose address is: 16201 Powells Cove Blvd Apt 5G, Whitestone, NY 11357-1406 hereinafter called the "grantor", to **Stephen Robert Reece and Jennifer Anne Reece, husband and wife**, whose address is: 1211 Capri Isles Blvd #55, Venice, FL 34292, 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:

Condominium Unit 55, THE FAIRWAYS OF CAPRI, A CONDOMINIUM, PHASE I, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1481, Page 1285, as amended from time to time, and as per plat thereof, recorded in Condominium Book 18, Page 3, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0401111055**

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.

Joseph D. Faggiano
Joseph D. Faggiano

Phyllis Faggiano
Phyllis Faggiano

Signed, sealed and delivered in our presence:

Melanie Felix
1st Witness Signature

Print Name: Melanie Felix

Address: 415 Lucille Ave

Elmont NY 11003

State of New York

County of Queens

Sanders J. Felix
2nd Witness Signature

Print Name: Sanders J. Felix

Address: 115 Lucille Ave

Elmont, NY 11003

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on June 17th, 2026 by Joseph D. Faggiano and Phyllis Faggiano, who (☐) is/are personally known to me or who (☒) produced a valid Drivers License as identification.

Sanders J. Felix
Notary Public Signature

Printed Name: Sanders J. Felix

My Commission Expires: 6-11-2026



6-11-2030

(NOTARY SEAL)

