

Prepared by:  
Nick Roknich, III  
Roknich Law Firm, PA  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
File Number: 230537

7/1/2026 1:05 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514636

Consideration: \$400,000.00

Doc Stamp-Deed: \$2,800.00

## General Warranty Deed

Made this July 1, 2026 A.D. By **Nicholas Bellezza, Jr.**, whose address is: 2838 28th Avenue North, Saint Petersburg, Florida 33713, hereinafter called the grantor, to **Paradisio Homes II LLC**, a **Florida limited liability company**, whose post office address is: 5120 Windward Avenue, Sarasota, Florida 34242, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$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, viz:

Lot 6, WOODBURY SUBDIVISION, according to the plat thereof, as recorded in Plat Book 25, Page 33, of the Public Records of Sarasota County, Florida.

a/k/a 2660 Davis Blvd., Sarasota, Florida 34237

Parcel ID Number: 2029090056

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.**

**Together** with all the 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 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 31, 2025.

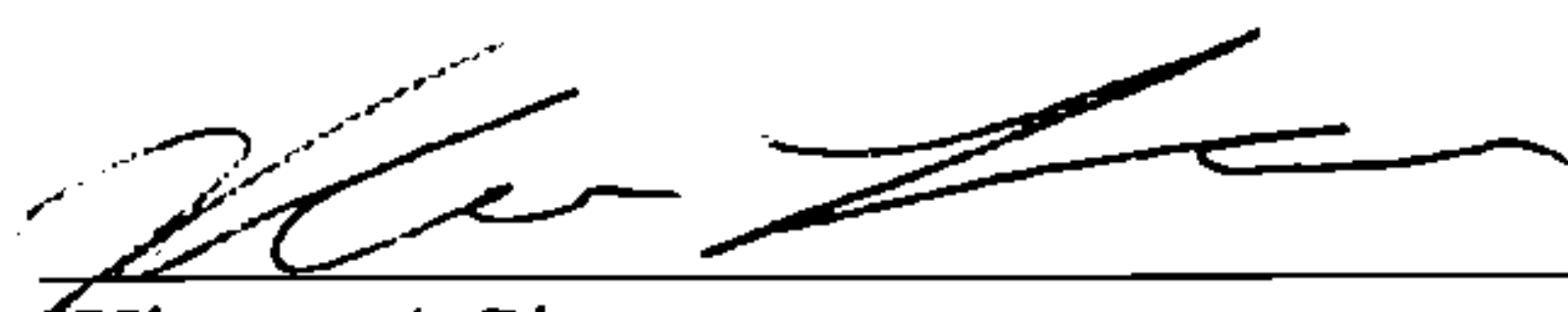
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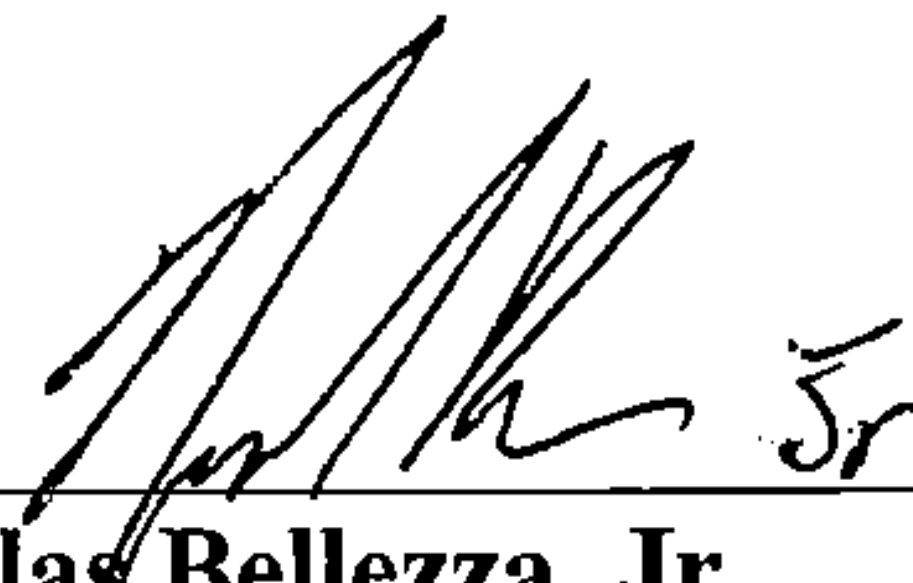
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continuation of Warranty Deed

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness 1 Signature:  
Witness 1 Printed Name: VLADISLAV KONATAR

  
Nicholas Bellezza, Jr. (Seal)

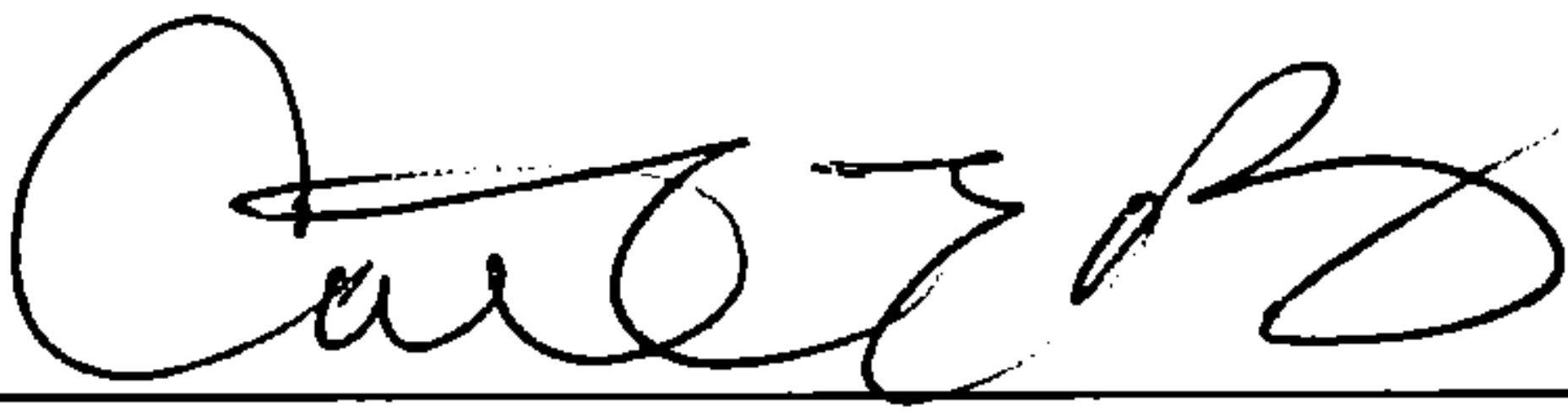
Post Office Address: 1800 Second Street, Suite 854, Sarasota,  
Florida 34236

  
Witness 2 Signature:  
Witness 2 Printed Name: Catherine E. Bruce

Post Office Address: 1800 Second Street, Suite 854, Sarsota,  
Florida 34236

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this  
26 day of June, 2026, by Nicholas Bellezza, Jr., who is personally known to me or who produced  
DL as identification.

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Seal

