

7/8/2026 12:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517053

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$2,537.50

File No.: VEN-2026-2107
Parcel ID Number: 0447-10-0009

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of July, 2026 between Marc D. Pompei, and Michael A. Pompei, a married man, whose post office address is **169 Fleetwood Road, Southington, CT 06479**, of the County of Hartford, State of Connecticut, Grantors, to **M&A Estero LLC, a Florida Limited Liability Company, as tenants in common**, whose post office address is **2880 NE 14th ST, 905, Pompano Beach, FL 33062**, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 18, Block 38, Venice East - 4th Add'n, according to the plat thereof, as recorded in Plat Book 22, Page(s) 9 and 9A, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

