

7/8/2026 12:30 PM

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-613-ASC
Sales Price: Price: \$435,000.00

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517093

Doc Stamp-Deed: \$3,045.00

General Warranty Deed

Made this 7th day of July, 2026 By **Giuseppe Marchica and Francesca Marchica, husband and wife**, whose address is: 38 Halpin Avenue, Staten Island, NY 10312, hereinafter called the grantor, to **Anthony C. Mara and Vickie Mara, husband and wife**, whose post office address is: 412 Giovanni Dr, Nokomis, FL 34275, 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, (\$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 7, Block 11, Sorrento East Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 22, Pages 25, 25A through 25C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0162130014

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

P. L. Gini
Witness Signature above:

Giuseppe Marchica
Giuseppe Marchica
38 Halpin Avenue, Staten Island, NY 10312

Witness print name below:
Panagiotis S. S. Larginis

Witness Address:
303 Carbin Ave
Staten Island NY 10308

Francesca Marchica
Francesca Marchica
38 Halpin Avenue, Staten Island, NY 10312

Caroline Nicolosi
Witness Signature above:

Witness print name below:
Caroline Nicolosi

Witness Address:
1073 Rensselaer Ave.
SI NY 10309

STATE OF New York
COUNTY OF Richmond

The foregoing instrument was acknowledged before me by means of (☒) physical presence or
(☐) online notarization, this 03 day of July, 2026, by Giuseppe Marchica and Francesca
Marchica, (☒) who is/are personally known to me or (☒) who has/have produced
NYDL as identification.

S. Goutner
Signature of Notary Public

Svetlana Goutner
Print, Type/Stamp Name of Notary

