

7/10/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518417

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villavices, Esq.
Our File Number: 330456-422709

Doc Stamp-Deed: \$8,400.00

Consideration: \$1,200,000.00
Doc Stamps: \$8,400.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 10th day of July, 2026, by Maria T. Muzio, individually and as Trustee of the Gaetano J. Muzio Family Trust dated July 14, 2000 ("Grantor") to 401 Beach Realty LLC, a Florida limited liability company, whose post office address is 1145 Gulf of Mexico Drive, Unit 401, Longboat Key, FL 34228 ("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:

Unit 401, Building 1, BEACHPLACE I, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1343, Page 990 through 1055, inclusive, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 29, 29A through 29N, inclusive, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0010031016.

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

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

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:

Witness#1 Sign: [Signature]
Witness#1 Print: Tyshonn Williams

Witness #1 Address: 4143 Moss Mill Road
Hammonton NJ. 08037

Witness#2 Sign: [Signature]
Witness#2 Print: Danielle R Williams
Witness #2 Address: 4143 Moss Mill Rd
Hammonton NJ 08037

[Signature]
Maria T. Muzio, individually and as Trustee
of the Gaetano J. Muzio Family Trust dated
July 14, 2000
Address: 100 Morton Street, Apt 7BW
New York, NY 10014

STATE OF NEW JERSEY
COUNTY OF Atlantic

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 8th day of July, 2026, by Maria T. Muzio, individually
and as Trustee of the Gaetano J. Muzio Family Trust dated July 14, 2000.

[Signature]
Notary Public
Print Name: Danielle R Williams
My Commission Expires: 5-19-2031

Personally Known (OR) Produced Identification X
Type of identification produced Driver's License

