

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095456 2 PG(S)**

7/14/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519400

Doc Stamp-Deed: \$1,750.00

Prepared by and return to:

Juliette Gettle
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6751

Purchase Price: \$250,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1750.00

Parcel Identification No.: 0459140021

WARRANTY DEED

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

THIS INDENTURE made this **14th day of July, 2026**, between **Brian Giesecke, a single man**, whose post office address is **8235 Steele Street, Denver, CO 80229**, Grantor, to **All Fired Up Ceramics Inc., a Georgia Corporation**, whose post office address is **785 Azure Rd, Venice, FL 34293**, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lots 2198 and 2199, SOUTH VENICE, UNIT NO. 7, according to the map or plat thereof, as recorded in Plat Book 6, Page 37, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

* James Evangelista
Printed Name: James Evangelista
P.O. Address: 410 E Bromley
lane Brighton CO 80601

Brian Giesecke

WITNESSES #2:

* Jonathan McVender
Printed Name: Jonathan McVender
P.O. Address: 410 E Bromley lane
Brighton CO 80601

● STATE OF Colorado
COUNTY OF Adams

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2026, by Brian Giesecke, ☐ who is/are personally known to me or ☐ who has/have produced Florida driver license as identification.

Kaitlyn Ann Martinez
Signature of Notary Public

Kaitlyn Ann Martinez
Print, Type/Stamp Name of Notary

(Seal)

KAITLYN ANN MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224040061
MY COMMISSION EXPIRES 10/14/2026