

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

7/15/2026 3:10 PM

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

SIMPLIFILE

Receipt # 3520167

File Number: 2026-0395

Doc Stamp-Deed: \$1,442.00

Property address:
256 Periwinkle Rd, Venice, Florida 34293

General Warranty Deed

Made this July 15, 2026 A.D. By **Rosa Arlia and Marino Arlia**, hereinafter called the grantor, to **Sean W. Clarke**, whose post office address is: 980 Graham Rd, Venice, Florida 34293, 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 \$206,000.00 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:

Lots 3379 and 3380, South Venice, Unit No. 12, according to the Plat thereof, as recorded in Plat Book 6, Page 48, of the Public Records of Sarasota County, Florida, a/k/a 256 Periwinkle Road, Venice, FL 34293.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0459080125**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0395

Property address:
256 Periwinkle Rd, Venice, Florida 34293

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:

X 

Witness 1 Printed Name and Address:
MARTA CASSOTTA

5270 Jean Talon East, Montreal, Quebec, Canada, H1S 1L3

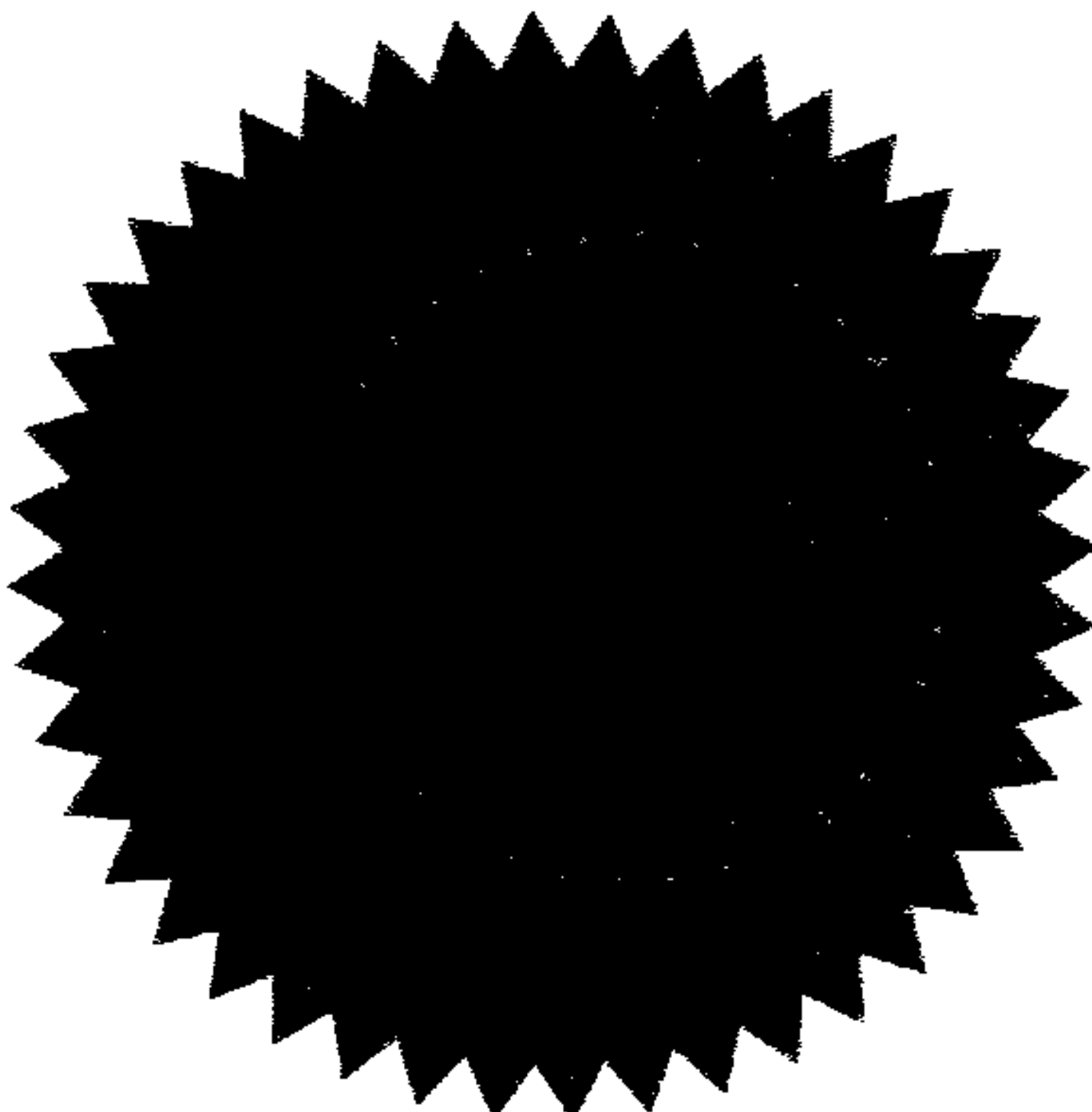
Witness 2 signature:

X 

Witness 2 Printed Name and Address: FRANCESCO CAVALERI
Address 5270 Jean Talon East, Montreal, Quebec, Canada, H1S 1L3

Province _____ Country _____
State of Quebec County of Canada

The foregoing instrument was acknowledged before me by means of X physical presence OR _____ online notarization, this
8th day of July, 2026, by Rosa Arlia, who is/are personally known to me or who has produced
Canadian Passport as identification.



X  (Seal)
Rosa Arlia
Address: 5907 Honore-Mercier, Montreal, PQ Canada H1P 1C1,

X 
Notary Public
Print Name: ME FRANCESCO CAVALERI
My Commission Expires: For Life
Seal:

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0395

Property address:
256 Periwinkle Rd, Venice, Florida 34293

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:

X 

Witness 1 Printed Name and Address:
MARTA CASSOTTA

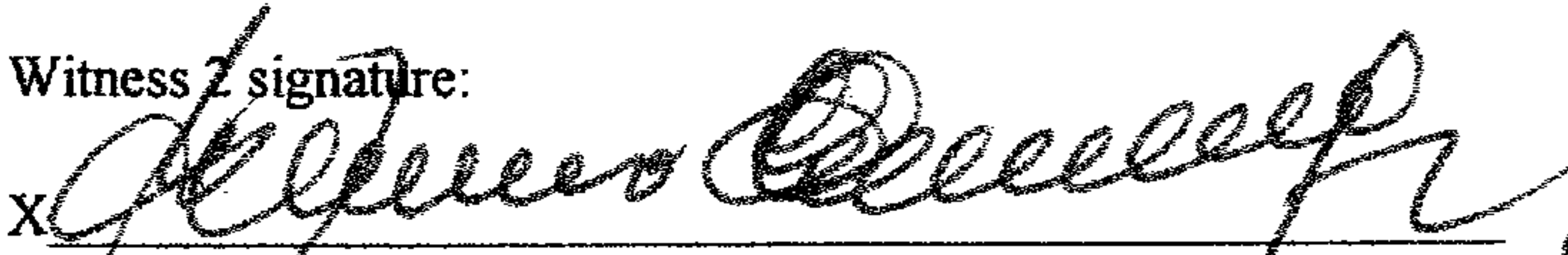
5270 Jean Talon East, Montreal, Quebec, Canada, H1S 1L3

X 

Marino Arlia

Address: 5905 Honore-Mercier, Montreal PQ Canada H1P 1C1

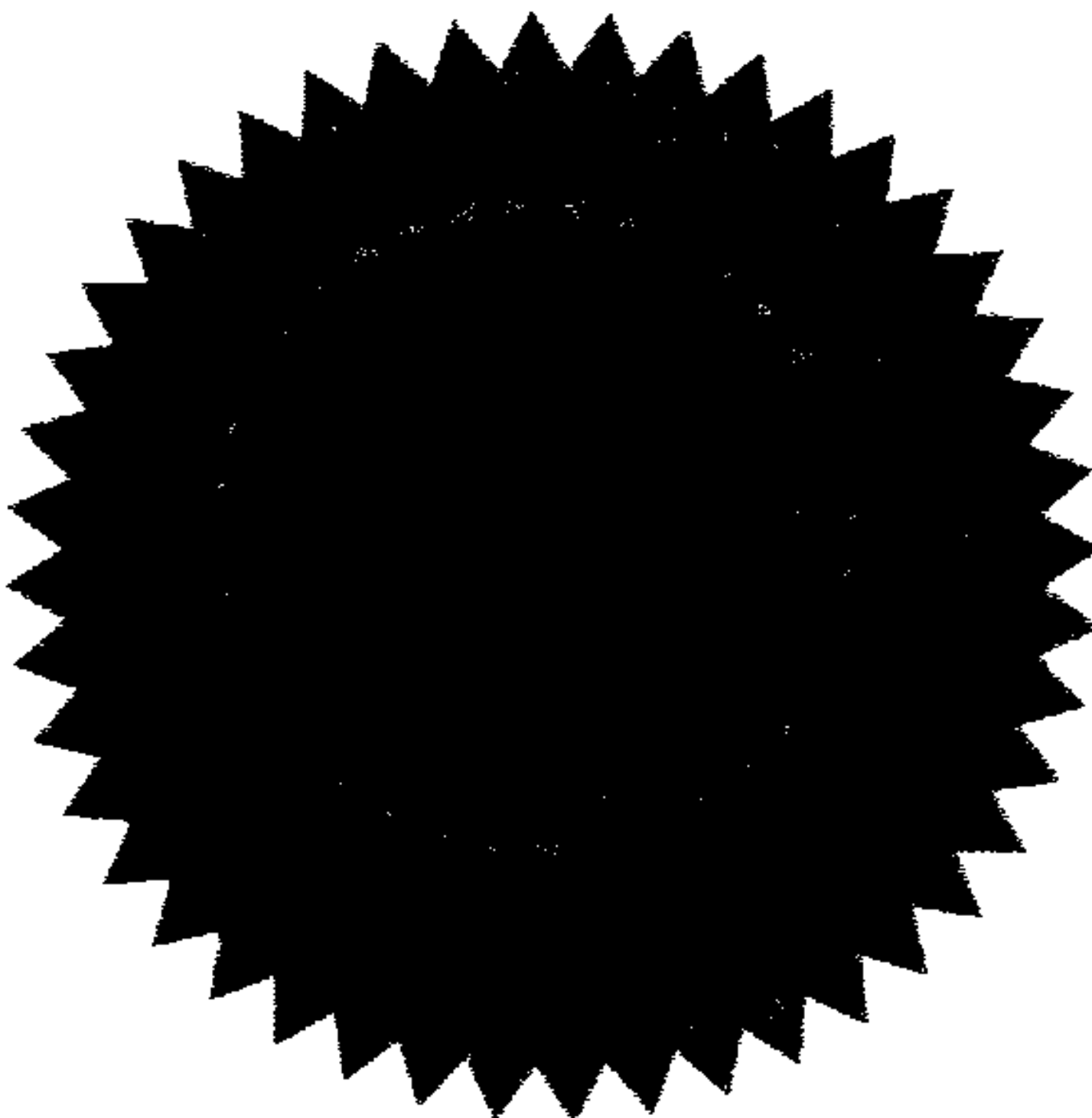
Witness 2 signature:

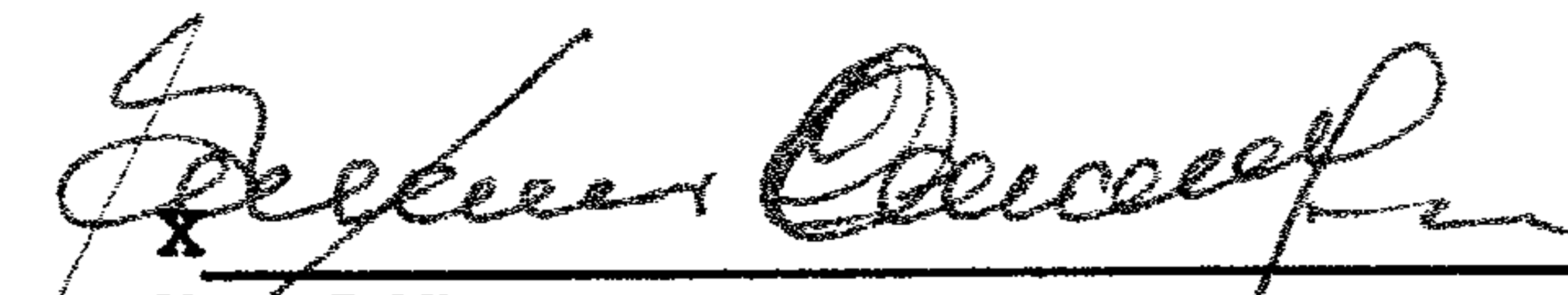
X 

Witness 2 Printed Name and Address: **FRANCESCO CAVALERI**
Address 5270 Jean Talon East, Montreal, Quebec, Canada, H1S 1L3

Province _____ Country _____
State of Quebec - County of Canada

The foregoing instrument was acknowledged before me by means of X physical presence OR _____ online notarization, this
8th _____ day of July, 2026, by Marino Arlia, who is/are personally known to me or who has produced
Canadian Passport as identification.



X 
Notary Public
Print Name: **ME FRANCESCO CAVALERI**
My Commission Expires: **FOR LIFE**
Seal: