

Prepared by and Return to:  
Pamela Pounds  
MTI Title Insurance Agency, Inc.  
411 Commercial Court, Suite A  
Venice, FL 34292

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0401030028  
File- MFL-2276034  
Consideration Amount \$380,000.00

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026097146 2 PG(S)**

7/16/2026 3:23 PM

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

**SIMPLIFILE**

Receipt # 3520789

**Doc Stamp-Deed: \$2,660.00**

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**WARRANTY DEED**

**This Indenture, Made this July 15, 2026, between Rebecca A. Drum and Keith J. Drum, wife and husband, whose post office address is: 600 Shetland Cir, Nokomis, FL 34275, hereinafter called the "Grantor", and, Carlos M Pesante and Sharon R Pesante, husband and wife, whose post office address is: 1450 Strada D Oro, Venice, FL 34292, hereinafter called the "Grantee".**

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

**Lot 39, Block A of Carlentini Subdivision, a re-plat of Block M, Capri Isles, Unit 3, according to the plat thereof as recorded in Plat Book 24, Page(s) 3 and 3A, of the Public Records of Sarasota County, Florida.**

Property Address: 1450 Strada D Oro, Venice, FL 34292

**Property is the homestead of the Grantor(s).**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**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.

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

WITNESSES:

Witness #1 Signature

Sarah Raczynski

Witness #1 Print Name

411 Commercial Court, Suite A  
Venice, FL 34292

Witness #2 Signature

Pamela Pounds

Witness #2 Print Name

411 Commercial Court, Suite A  
Venice, FL 34292

GRANTOR(S):

Rebecca A Drum

Keith J Drum

THIS DEED IS NOT VALID WITHOUT THE  
PRINTED NAME, SIGNATURE, AND ADDRESS OF  
THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 14 day of July, 2026 by: Rebecca A. Drum and Keith J. Drum, wife and husband who is/are personally known by me or who has/have produced: Drivers License as identification.

Notary Public

My Commission Expires:

