

Consideration: \$1,000,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49816-001

7/17/2026 2:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3521311

Doc Stamp-Deed: \$7,000.00

Property Appraiser's Parcel ID No.: 2005-07-0047

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of July, 2026, by and between **MONICA ISABEL FLORES AND MICHAEL ANDREW TYNAN, WIFE AND HUSBAND, AND ANTHI MARKATOS, A SINGLE WOMAN**, whose address is **2436 North Sharon Amity Road, 101, Charlotte, NC 28205** (hereinafter "GRANTOR"), and **RAYMOND MAZZA AND JOY MAZZA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose address is **1127 Moonbow Drive, Westminster, MD 21157** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 12 AND THE WEST 1/2 OF LOT 13, BLOCK B, HIGHLAND PINES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 130, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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 does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page(s))

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Paige Cooper
Printed Name Paige Cooper
P.O. Address 3700 S Tamiami Trail
Sarasota, FL 34239

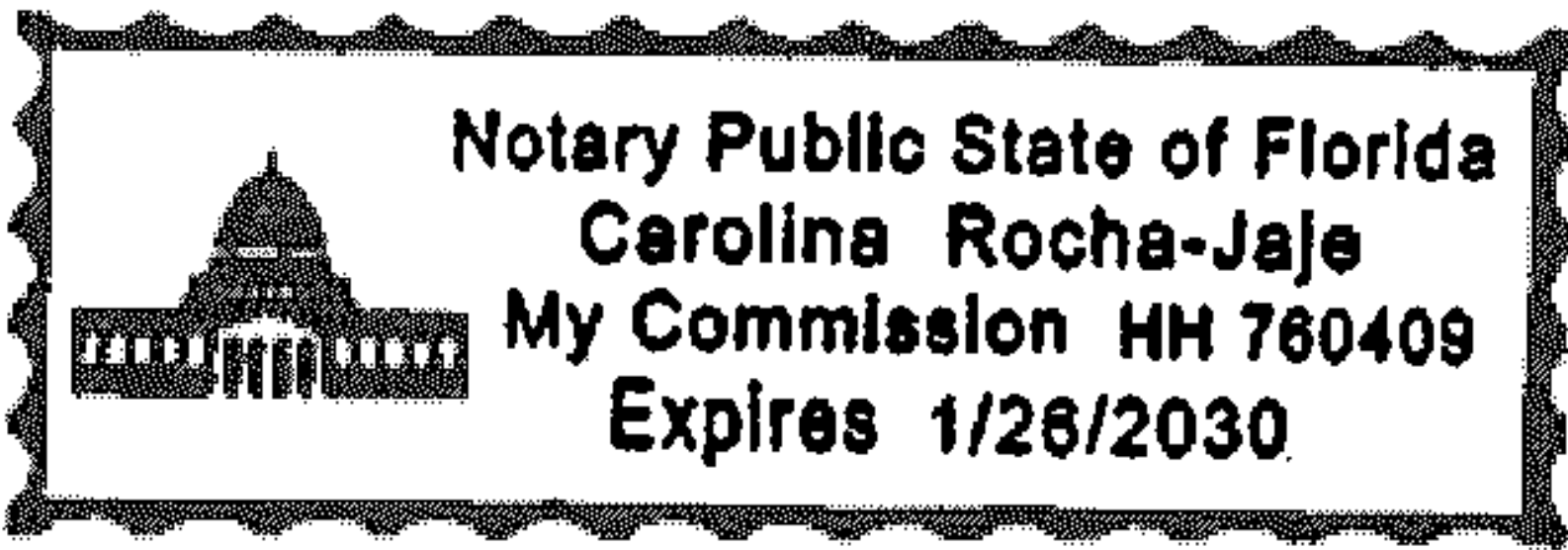
Michael Andrew Tynan
Michael Andrew Tynan

(2) Carolina Rocha-Jae
Printed Name CAROLINA ROCHA-JAE
P.O. Address 3700 S. TAMIAAMI TRAIL
SARASOTA, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of July, 2026, by Michael Andrew Tynan, () who is/are personally known to me or (X) who has/have produced NORTH CAROLINA D.L. as identification.

Carolina Rocha-Jae
Signature of Notary Public

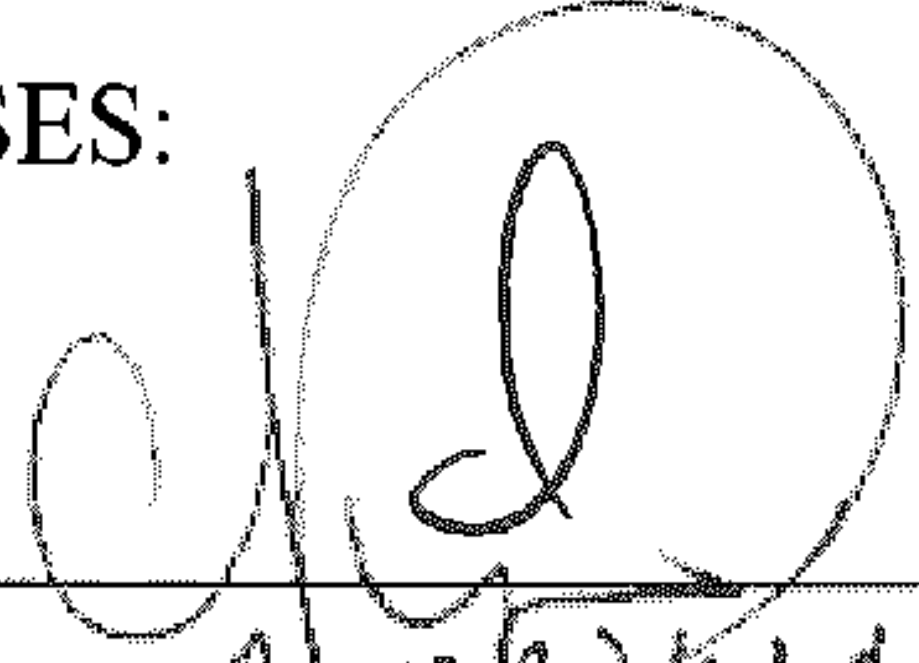


Print, Type/Stamp Name of Notary

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

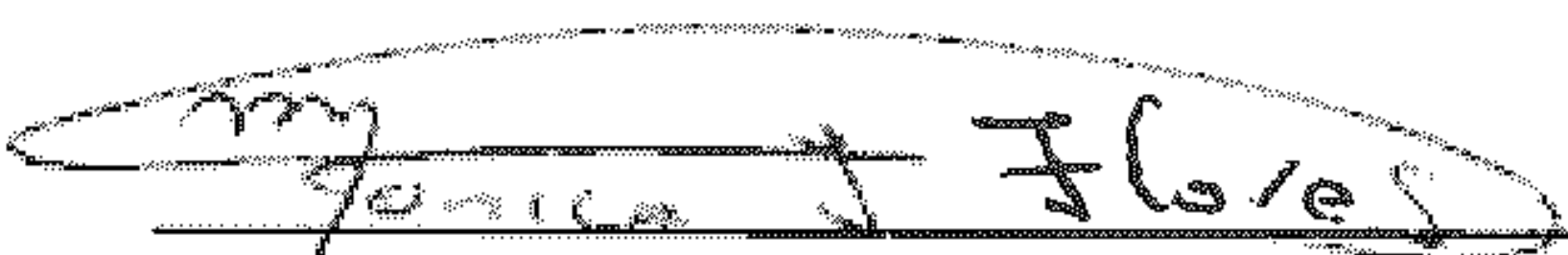
Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Angie Valderama
P.O. Address 3700 S. Tamiami Trl
Sarasota FL 34239

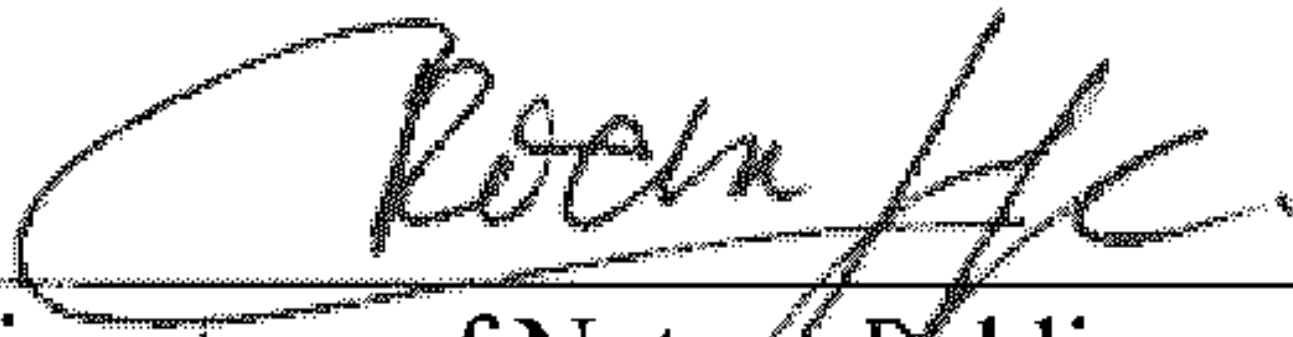
(2) 
Printed Name CAROLINA ROCHA-JAJE
P.O. Address 3700 S. TAMIAMITRL
SARASOTA, FL 34239

GRANTOR:

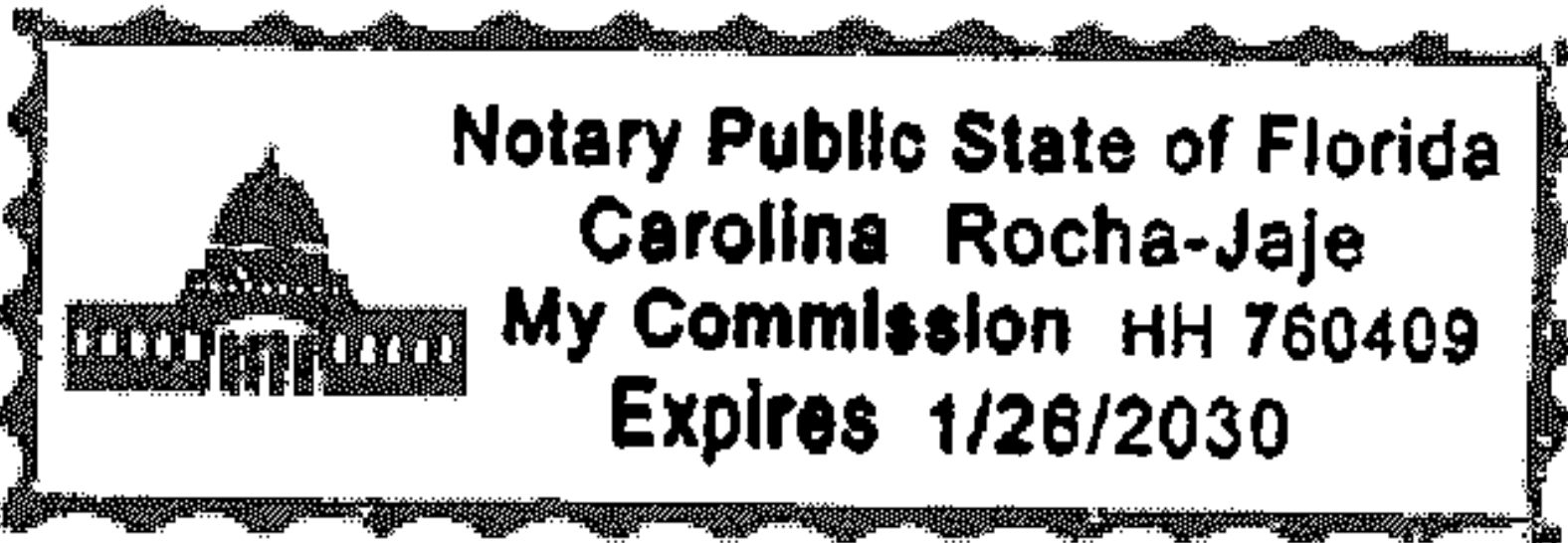

Monica Isabel Flores

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16th day of July, 2026, by Monica Isabel Flores, () who is/are personally known to me or (X) who has/have produced FLORIDA D.L. as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Shanise M. Sefewu

Anthi Markatos
Anthi Markatos

Printed Name Shanise Sefewu

P.O. Address 42598 W Colby Dr.
Maricopa, AZ 85138

(2) Beau MacDonnell

Printed Name Beau MacDonnell

P.O. Address 1316 E. Meadowbrook Ave,
Phoenix, AZ 85014

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 17th day of July, 2026, by Anthi Markatos, ☐ who is/are personally known to me or ☒ who has/have produced ☒ Driver License ☐ Passport as identification.

Beau MacDonnell
Signature of Notary Public

Beau MacDonnell, Notary Public
Print, Type/Stamp Name of Notary
My Commission Expires: 02/25/2028

Notarized online using audio-video communication technology

