

Prepared by and return to:  
Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 9682-26SW-FL

7/24/2026 2:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3524209

Doc Stamp-Deed: \$3,150.00

Parcel Identification No 0384130017

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## WARRANTY DEED

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

This indenture made the 24th day of July, 2026 between Shannon Mullins, an unmarried man, and Dor-Ann B. Pucciatti, an unmarried woman, whose post office address is 821 Ralph McGill Boulevard Northeast, 3211, Atlanta, GA 30306, of the County of Fulton, State of Georgia, Grantors, to Matthew Martlaro and Blair Martlaro, husband and wife, whose post office address is 3823 Quando Drive, Belle Isle, FL 32812, of the County of Orange, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 13, Dona Bay Shores, according to the Plat thereof, recorded in Plat Book 11, Page(s) 6, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael Seamus Hanrahan

WITNESS #1 SIGNATURE

Michael Seamus Hanrahan

WITNESS #1 PRINTED NAME

75 Maureen rd Centerville Massachusetts 02632

WITNESS #1 ADDRESS

Calita Feagins

WITNESS #2 SIGNATURE

Calita Feagins

WITNESS #2 PRINTED NAME

2653 Bruce B Downs Blvd. Wesley Chapel, FL 33544

WITNESS #2 ADDRESS

STATE OF Florida

COUNTY Pasco

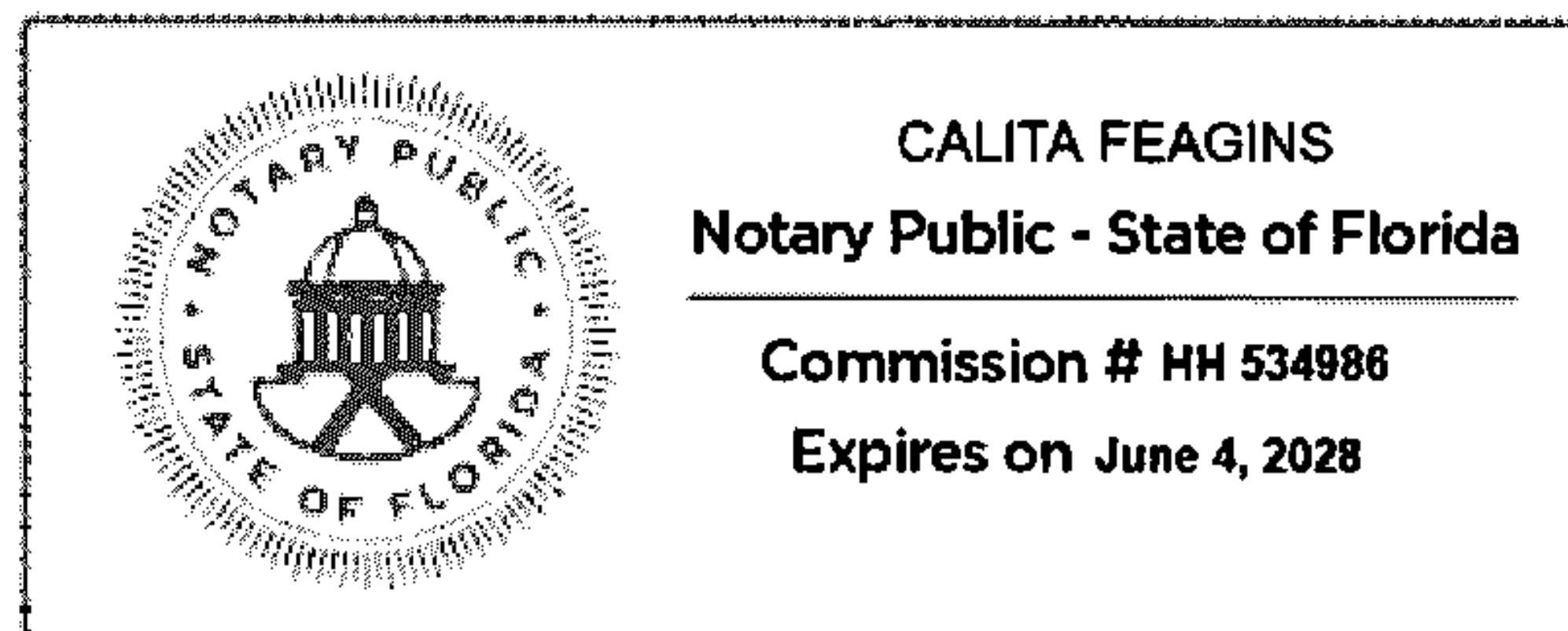
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of July, 2026, by Dor-Ann B. Pucciatti, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

Calita Feagins

Signature of Notary Public

Calita Feagins

Print, Type/Stamp Name of Notary



Personally Known OR Produced Identification X Type of Identification Produced: Drivers License

Notarized remotely online using communication technology via Proof.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christopher Jimenez

WITNESS #1 SIGNATURE

Christopher Jimenez

WITNESS #1 PRINTED NAME

2206 Wilton Park Dr WM FL 33305

WITNESS #1 ADDRESS

Betty J Fulton

WITNESS #2 SIGNATURE

Betty J Fulton

WITNESS #2 PRINTED NAME

6477 Racquet Club Dr., Fort Lauderdale, FL 33319

WITNESS #2 ADDRESS

STATE OF Florida

COUNTY OF Miami-Dade

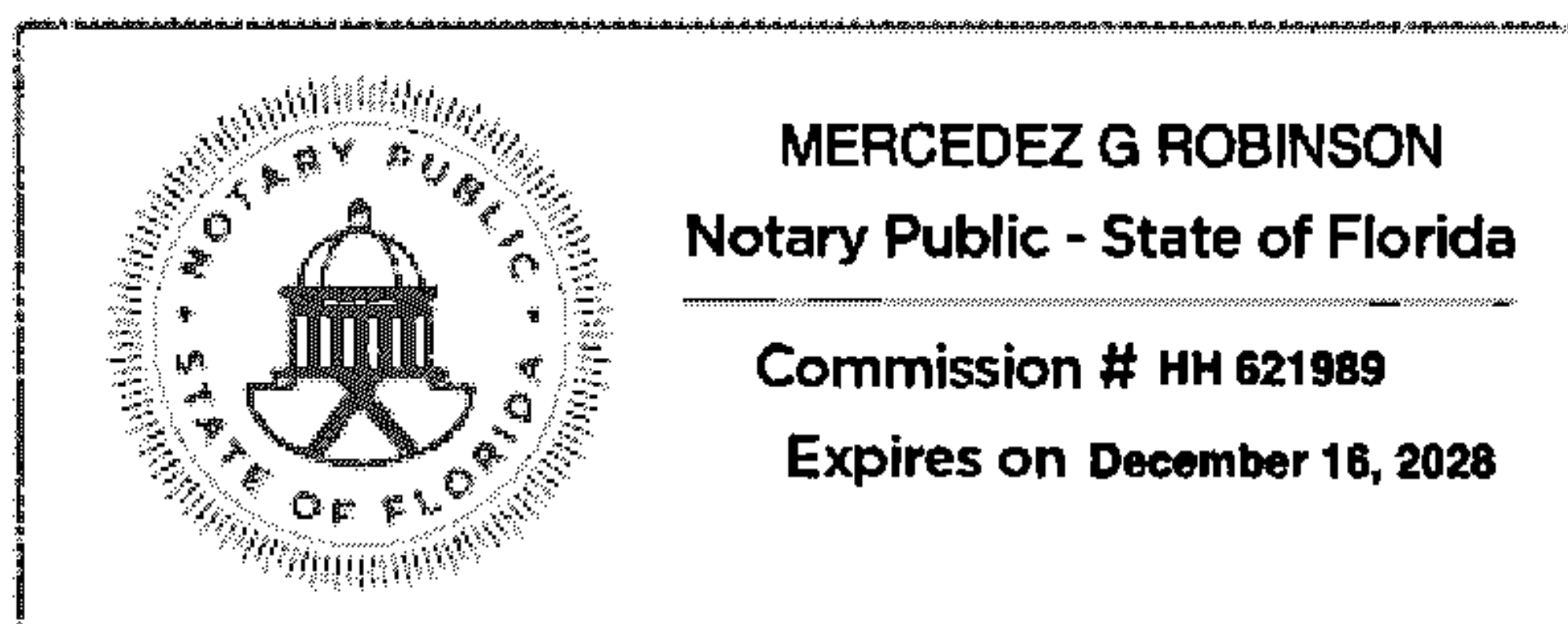
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23rd day of July, 2026, by Shannon Mullins, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

Mercedes G. Robinson

Signature of Notary Public

Mercedes G Robinson

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.