

Prepared by and return to:
Cindy Weinfeld
Americas Title Corporation
2400 South McCall Road
Suite C
Englewood, FL 34224
(941) 269-8379
File No 28-26-333

8/10/2026 1:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3530572

Doc Stamp-Deed: \$2,373.00

Parcel Identification No 0852110043

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 7th day of August, 2026 between **LANDING PROPERTIES LLC**, a New Jersey Limited Liability Company, whose post office address is 340 Ridge Road, Fredon Township, NJ 07860, of the County of Sussex, State of New Jersey, Grantor, to **Brandon Zavela and Brooke Zavela, a married couple**, whose post office address is 221 East Wentworth Street, Englewood, FL 34223, of the County of Sarasota, State of Florida, Grantees:

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 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 8, BLOCK B, RESTEINER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 340 Ridge Road, Fredon Township, NJ 07860.

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

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

Signed, sealed and delivered in our presence:

Cem
WITNESS #1
PRINT NAME: Christina
Enteliano

WITNESS #2
PRINT NAME: Jessica Pierresaint

20 Beacon Way
Jersey City, NJ 07304
WITNESS 1 ADDRESS

1316 Harding Court
Raritan, NJ 08869
WITNESS 2 ADDRESS

STATE OF NEW JERSEY,
COUNTY OF MORRIS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2026, by Jennifer Lynn Speer, Managing Member of LANDING PROPERTIES LLC, a NJ Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

J.P.
Signature of Notary Public

Jessica Pierresaint
Print, Type/Stamp Name of Notary

LANDING PROPERTIES LLC, a New Jersey Limited Liability Company

By: Jennifer Lynn Speer
Jennifer Lynn Speer, Managing Member

JESSICA PIERRESAINT
Notary Public, State of New Jersey
My Commission Expires Sep 24, 2026