

8/20/2026 4:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535383

Consideration: \$327,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-50227-001

Doc Stamp-Deed: \$2,289.00

Property Appraiser's Parcel ID No.: 0777021272

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 20th day of August, 2026, by and between **ROBERT REPUCCI, A SINGLE MAN**, whose address is **4 Collette Road, Wakefield, MA 01880** (hereinafter "GRANTOR"), and **SHACKELTON POINT PROPERTIES, LLC, A NEW YORK LIMITED LIABILITY COMPANY** whose address is **1935 NY Route 31, Chittenango, NY 13037** (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 1272 of GRAN PARADISO, PHASE 5-B, according to the plat thereof, as recorded in Plat Book 51, Page 182, of the 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.

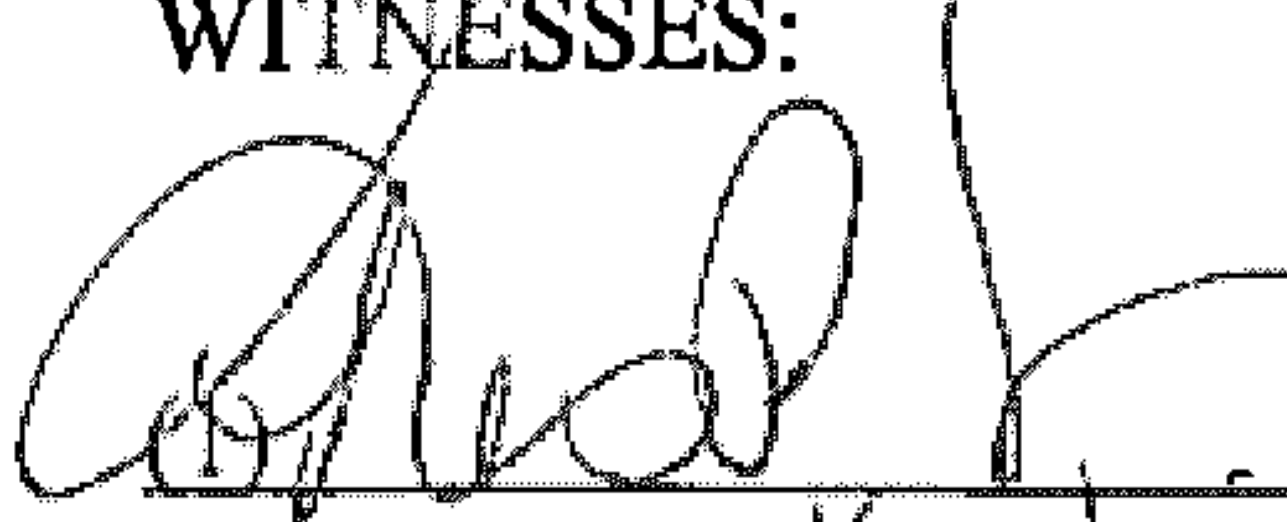
Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

*(acknowledgment signatures on following page)*

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:

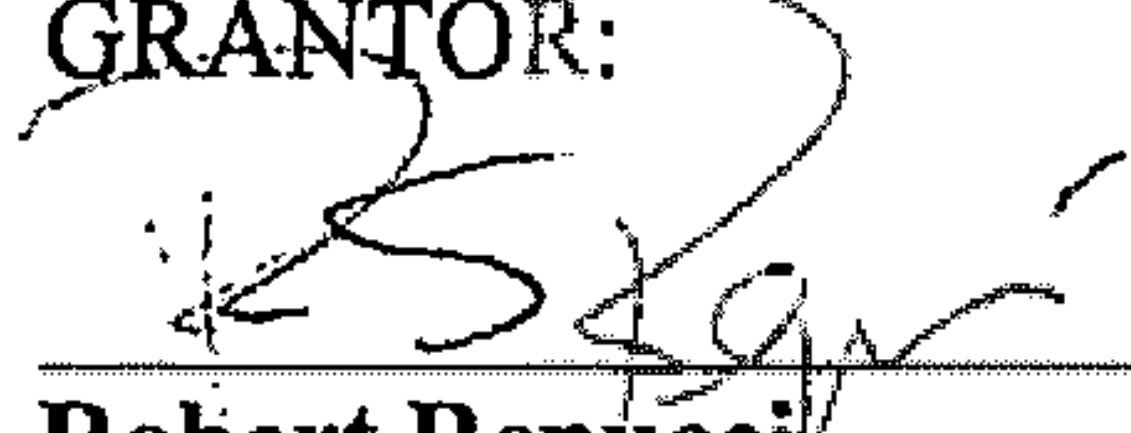
WITNESSES:

  
Printed Name Kristiana P. Shultis

P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

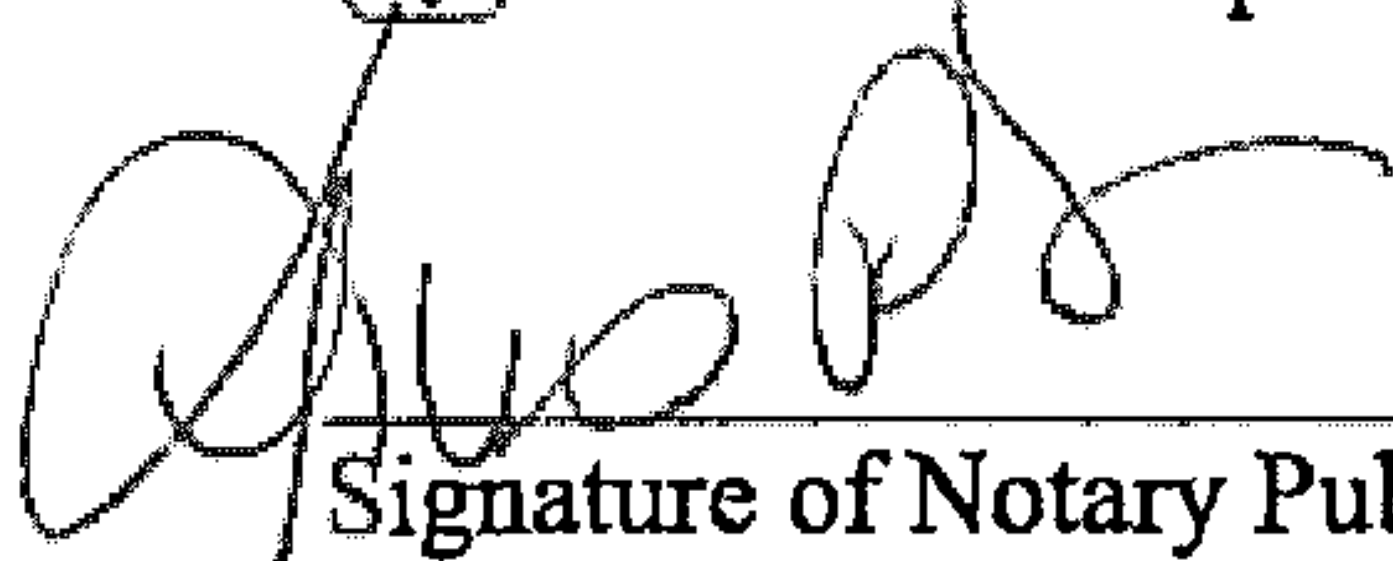
(2)   
Printed Name Samantha M. Bo  
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

GRANTOR:

  
Robert Repucci

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026, by Robert Repucci, ☐ who is/are personally known to me or ☒ who has/have produced NA DL as identification.

  
Signature of Notary Public



Print, Type/Stamp Name of Notary