

8/26/2026 12:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537402

Doc Stamp-Deed: \$2,299.50

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00364

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Warranty Deed

This Warranty Deed, dated August 26, 2026 by **Beach Breezy LLC, a Florida limited liability company**, hereinafter called the Grantor, to **Joseph Segreto Jr. and Kelly S. Segreto, Husband And Wife**, who has a mailing address of 6394 Orion Court, Eastvale, CA 91752 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 1168, GRAN PARADISO PHASE 5-B, according to plat thereof as recorded in Plat Book 51, Page 182, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0777021168

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Beach Breezy LLC,
a Florida limited liability company

By: Allan F. Zuckerman, Manager
After Closing Address:

6214 Stillwater Court
University Park, FL 34201

[Signature]
Witness: (Signature)

Gina Trendway
Printed Name

240 S PINEAPPLE AVENUE
SUITE 704
Address SARASOTA, FL 34236

City, State, Zip

[Signature]
Witness: (Signature)

Billie J. Zimmerman

Printed Name

240 S PINEAPPLE AVENUE
SUITE 704
Address SARASOTA, FL 34236

City, State, Zip

STATE OF: Florida

COUNTY OF: Sarasota

The foregoing instrument was acknowledged on August 25, 2020 by means of (x) physical presence or
() online notarization By: **Allan F. Zuckerman, Manager of Beach Breezy LLC, a Florida limited liability company**

who is () personally known to me; or (X) produced a Drivers License as identification.

[Signature]
Notary Public (signature)



Billie J. Zimmerman
Commission # HH 304017
Expires October 11, 2026

Billie J. Zimmerman

Print Name:

My Commission Expires: