

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117811 2 PG(S)

8/28/2026 2:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538634

Doc Stamp-Deed: \$98.00

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 11448-26SW-FL

Parcel Identification No 0972172416

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WARRANTY DEED

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

This indenture made the **28th day of August, 2026** between **Edward C. Pizzale, Jr, a married man**, whose post office address is **1269 Suffield Street, Suffield, CT 06078**, of the County of Hartford, State of Connecticut, Grantor, to **George Boroja and Gospava Boroja, husband and wife**, whose post office address is **5252 Suncreek Court, Washington, MI 48094**, of the County of Macomb, State of Michigan, 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 16, Block 1724, Thirty-Sixth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 16, Page(s) 3, 3A through 3M, of the Public Records of Sarasota County, Florida.

Grantor warrants 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: 1269 Suffield Street, Suffield, CT 06078.

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

Subject to taxes for 2025 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Yaima Reyes
WITNESS #1 SIGNATURE

Edward C. Pizzale, Jr.
Edward C. Pizzale, Jr

Yaima Reyes
WITNESS #1 PRINTED NAME

191 Ella Grasso Turnpike, Windsor Lock CT 06096
WITNESS #1 ADDRESS

Jason Willeba
WITNESS #2 SIGNATURE

Jason Willeba
WITNESS #2 PRINTED NAME

191 Ella Grasso Turnpike, Windsor Locks, CT 06096
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by Edward C. Pizzale, Jr, ☒ who is/are personally known to me or ☒ who has/have produced US PASSPORT as identification.

Jeremy Isaac Alley-Tarter
Signature of Notary Public

Jeremy Alley-Tarter
Print, Type Stamp Name of Notary

JEREMY ISAAC ALLEY-TARTER
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 04/30/2030

