

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118464 2 PG(S)**

8/31/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539211

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

Doc Stamp-Deed: \$3,605.00

File No 2026-89

Parcel Identification No 0069020066

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of August, 2026 between Joseph Mazza and Laraine Mazza, Husband and Wife, Individually and as Trustees of The Mazza Family Living Trust dated July 8, 2025, whose post office address is 4696 Country Manor Drive, Sarasota, FL 34233, of the County of Sarasota, Florida, Grantor, to Jose C. Nogueira, a married man, whose post office address is 4407 Diamond Circle North, Sarasota, FL 34233, of the County of Sarasota, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 54, EMERALD GARDENS, according to the plat thereof, recorded in Plat Book 33, Page(s) 23 through 23A, 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 Grantor hereby covenant with the Grantee 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:

The Mazza Family Living Trust dated July 8, 2025

By: Joseph Mazza
Joseph Mazza, Individually and as Trustee

By: Laraine Mazza
Laraine Mazza, Individually and as Trustee

Steven Armstrong
WITNESS # 1 SIGN
PRINT NAME: Steven Armstrong
Pattie Armstrong
WITNESS # 2 SIGN
PRINT NAME: Pattie Armstrong

3136 Clare Ct.
Brooksville, FL 34601
WITNESS 1 ADDRESS

3136 Clare Ct
Brooksville, FL 34601
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 26th day of August, 2026, by Joseph Mazza and Laraine Mazza, Individually and as Trustees of The Mazza Family Living Trust dated July 8, 2025, (☐) who is/are personally known to me or (☒) who has/have produced Florida DL as identification.

Pattie Armstrong
Signature of Notary Public
Pattie Armstrong
Print, Type/Stamp Name of Notary

