

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119256 2 PG(S)

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
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File Number: 26-109.S

9/1/2026 1:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539843

Doc Stamp-Deed: \$1,295.00

WARRANTY DEED

This Indenture, made on this 1st day of September 2026 by **Donna Astorino, an unmarried woman** whose address is 50 Vanadium Rd, Bridgeville, Pennsylvania 15017, hereinafter called the grantor, to **Doremi LLC, a Wyoming limited liability company as Trustee for The MB7102 Land Trust Agreement dated July 31st, 2026** whose address is 50 W. Broadway, Ste 333, PMB 179167, Salt Lake City, Utah 84101-2027, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of **One Hundred Eighty Five Thousand dollars & no cents, (\$185,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida, viz:**

Unit 6201, Mirabella, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2005008122, as amended; and according to the Condominium Plat thereof, as recorded in Condominium Book 37, Page 16, as amended, all of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0414041503**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except current year taxes.

The Trustee(s) (Grantee herein) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee(s) (and any successor trustee or trustees of the trust) shall have all of the powers set forth in Sections 689.071, 736.0815 and 736.0816, Florida Statutes as same may relate to the real property described in this deed.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness #1 Signature

Rita Champion

Witness Printed Name

RITA CHAMPION

Witness Address

8586 PETER PARK DR

SARASOTA, FL 34238

Witness #2 Signature

Beth McKinnon

Witness Printed Name

Beth McKinnon

Witness Address

409 Baycrest Dr

Venice FL 34285

Donna Astorino

Donna Astorino

STATE OF FLORIDA

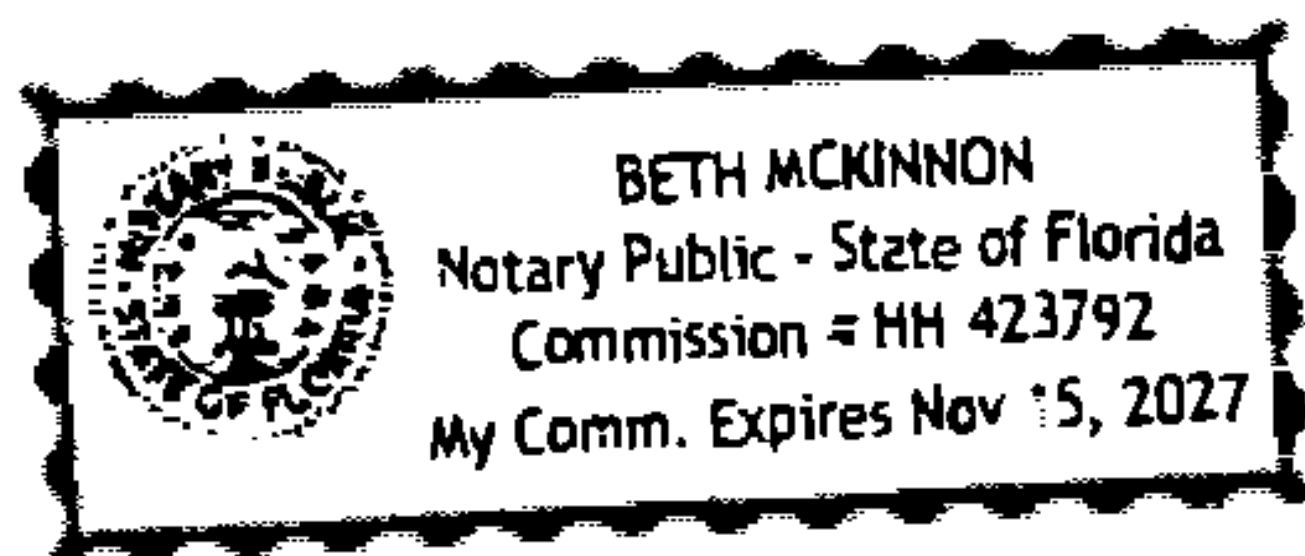
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization on August 26th, 2026, by Donna Astorino, an unmarried woman, who () is personally known to me or who () has produced FL Drivers License as identification.

Attached to Document: Warranty Deed p 2 of 2

Parcel ID Number: 0414041503

SEAL:



Notary Public - Signature

Print Name: Beth McKinnon

My Commission Expires: 11-15-2027