

Consideration: \$1,400,000.00  
Recording Fees: \$18.50  
Documentary Stamps: \$9,800.00

Prepared by and Return To:



**SANDBERG  
PHOENIX**

✓ Ryan Featherstone, Esquire  
SANDBERG PHOENIX & VON GONTARD P.C.  
P.O. Box 3948  
Sarasota, FL 34230-3948  
File No.: 33860-1

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026119558 2 PG(S)  
September 01, 2026 03:43:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$9,800.00

---

## WARRANTY DEED

This Warranty Deed is made by **Fernando Calabrese and Susan B. Calabrese, husband and wife**, hereinafter referred to as "Grantor," to **VBR SRQ, LLC, a Florida limited liability company**, whose address is: **7365 South Serenoa Dr., Sarasota, FL 34241**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

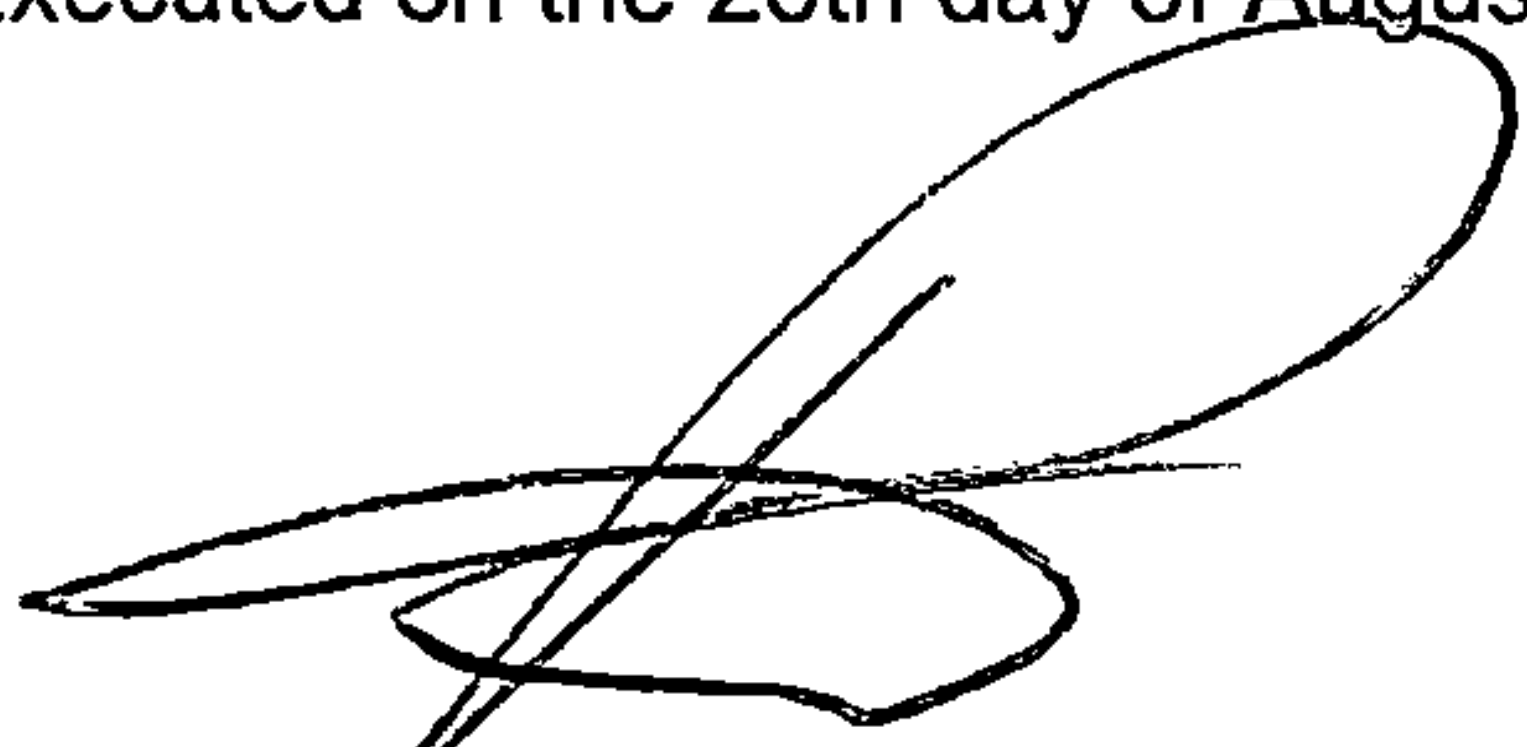
**Lot 97, SERENOA, Phase III, as per Plat thereof recorded in Plat Book 36, Pages 32, 32A through 32E, inclusive of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number for the above described property is: **0288010005**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 28th day of August, 2026.



Witness 1 Signature

Witness 1 Printed Name:

Ryan A. Featherstone

Witness 1 Address:

P.O. BOX 3948  
SARASOTA, FL 34230-3948

GRANTOR:



Fernando Calabrese

P.O. Box 68

Pine Mountain, GA 31822



Susan B. Calabrese

P.O. Box 68

Pine Mountain, GA 31822



Witness 2 Signature

Witness 2 Printed Name:



Witness 2 Address:

P.O. BOX 3948  
SARASOTA, FL 34230-3948

STATE OF FLORIDA

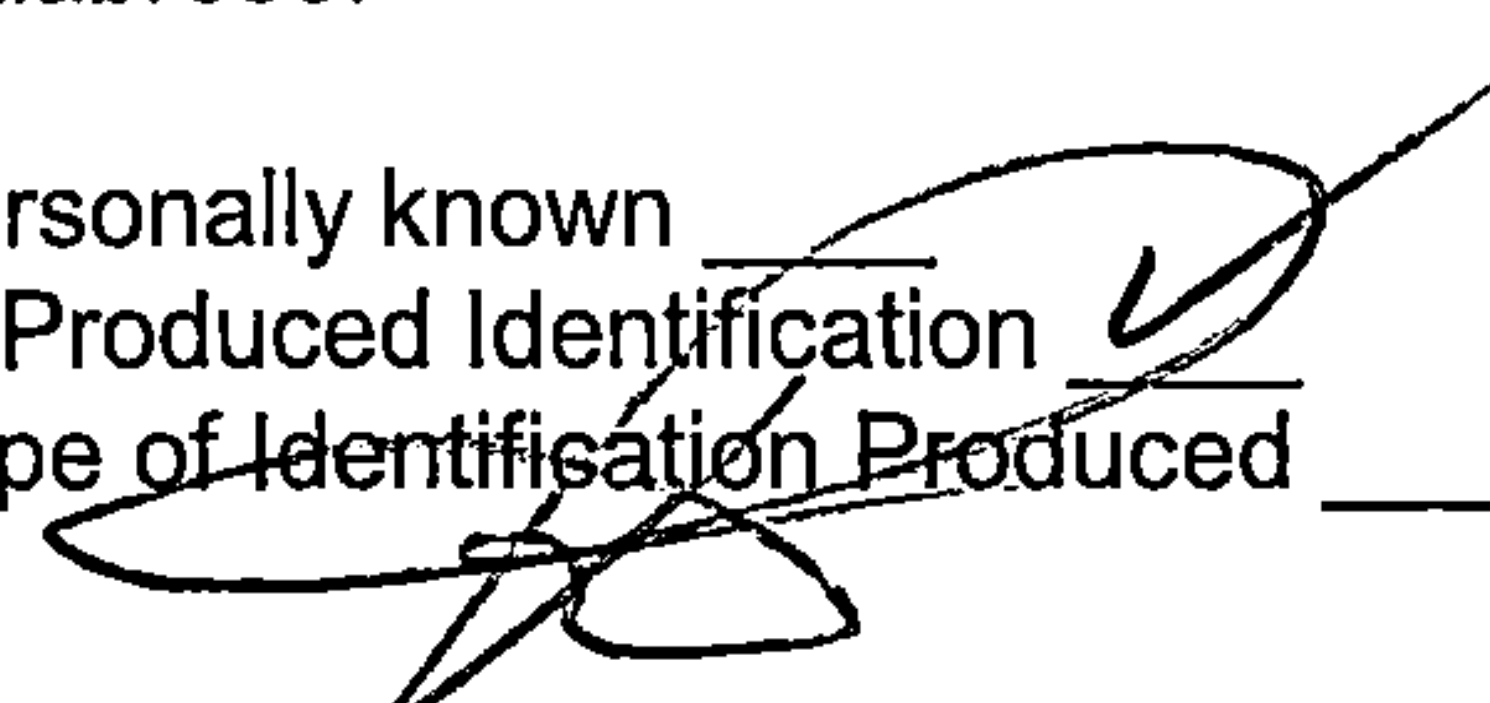
COUNTY OF

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on August 28, 2026, by Fernando Calabrese and Susan B. Calabrese.

Personally known ☒

or Produced Identification ☒

Type of Identification Produced

 FCLDS

Notary Public

Print Name: Ryan A. Featherstone

My Commission Expires:

