

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122186 3 PG(S)**

9/8/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542265

Doc Stamp-Deed: \$35,700.00

Prepared by and return to:

Sara Huddleston

Infanti Law Firm

1605 Main Street

Suite 1112

Sarasota, FL 34326

(941) 289-3929

File No: 2026-6820

Purchase Price: \$5,100,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$35,700.00

Parcel Identification No.: 0013070042

WARRANTY DEED

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

THIS INDENTURE made this September 8th, 2026, between **Seaward Lido Key, LLC, a Florida Limited Liability Company**, whose post office address is **1258 North Palm Avenue, Sarasota, FL 34236**, hereinafter referred to as the “GRANTOR”, to **Peter Arthur Seccia, a married man**, whose post office address is **90 Franklin Street, Apt 14, New York, NY 10013**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

The Southerly 54 feet of Lot 6 and the Northerly 45 of Lot 7, Block C, LIDO C SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 3, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]
Printed Name: Samantha Pusator
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Seaward Lido Key LLC, a Florida limited liability company

By: Seaward Development, LLC, a Florida limited liability company, as its Manager

By: [Signature]
Patrick N. DiPinto, III, as Manager

WITNESSES #2:

[Signature]
Printed Name: Sara Huddleston
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of September, 2026, by Patrick N. DiPinto, III, as Manager of Seaward Development, LLC, a Florida limited liability company, the Manager of Seaward Lido Key LLC, a Florida limited liability company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary

WITNESSES #1: [Signature]
Printed Name: Samantha Fuszlar
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Seaward Lido Key LLC, a Florida limited liability company

By: DRH Investment and Advisory, Inc., a Florida corporation, as its Manager

By: [Signature]
David Hargreaves, as President

WITNESSES #2: [Signature]
Printed Name: Sara Huddleston
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of September, 2026, by David Hargreaves, as President of DRH Investment and Advisory, Inc., a Florida corporation, the Manager of Seaward Lido Key LLC, a Florida limited liability company, on behalf of the company, ☐ who is/are personally known to me or ☐ who has/have produced Pz Pz as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

