

9/10/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543569

Doc Stamp-Deed: \$0.70

Prepared by and return to:

Michael P. Infanti, Esq.

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6793

Purchase Price: \$10.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$0.70

Parcel Identification No.: PIN26-134

WARRANTY DEED

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

THIS INDENTURE made this 10 day of September 2026, between **Francesco Presti, a married man**, whose post office address is **30 Moquis Trail, Oak Ridge, NJ 07438**, Grantor, to **Francesco Presti, a married man, and Francesco T. Presti, a married man**, as joint tenants with rights of survivorship, whose post office address is **30 Moquis Trail, Oak Ridge, NJ 07438**, 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 County, Florida, to-wit:

LOTS 25 AND 26, BLOCK 111, SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 19, 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 Grantees 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 Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

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.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

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:

Printed Name: Samantha Fuxler
P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Francesco Presti
Francesco Presti

WITNESSES #2:

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 10 day of September 2026, by Francesco Presti, (☐) who is/are personally known to me or (☒) who has/have produced NI-DI as identification.

Sara Huddleston
Signature of Notary Public

Print, Type/Stamp Name of Notary

