

Prepared By and Return To:
The Law Office of Andrew W. Rosin, PA
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, Florida 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124025 2 PG(S)

9/11/2026 1:15 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543889

Consideration: \$220,000.00

Doc Stamp-Deed: \$1,540.00

GENERAL WARRANTY DEED

Made this **SEPTEMBER 9**, 2026 by **ALFIE THOMAS VARANESE, JR.**, a single man and **JAMES D. IHRIG**, a single man, whose post office address is: 1750 10TH WAY SARASOTA, FLORIDA, 34236, hereinafter called the grantor, to **1750 - 10TH, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: 1750 10TH WAY SARASOTA, FLORIDA, 34236, 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 Ten Dollars, (\$10.00) 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:

LOT 9, BLOCK D, OF THE AMENDED PLAT OF THE SUBDIVISION OF ALL THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID NUMBER: 2025150008

PROPERTY ADDRESS: 1750 10TH WAY, SARASOTA, FLORIDA 34236

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

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

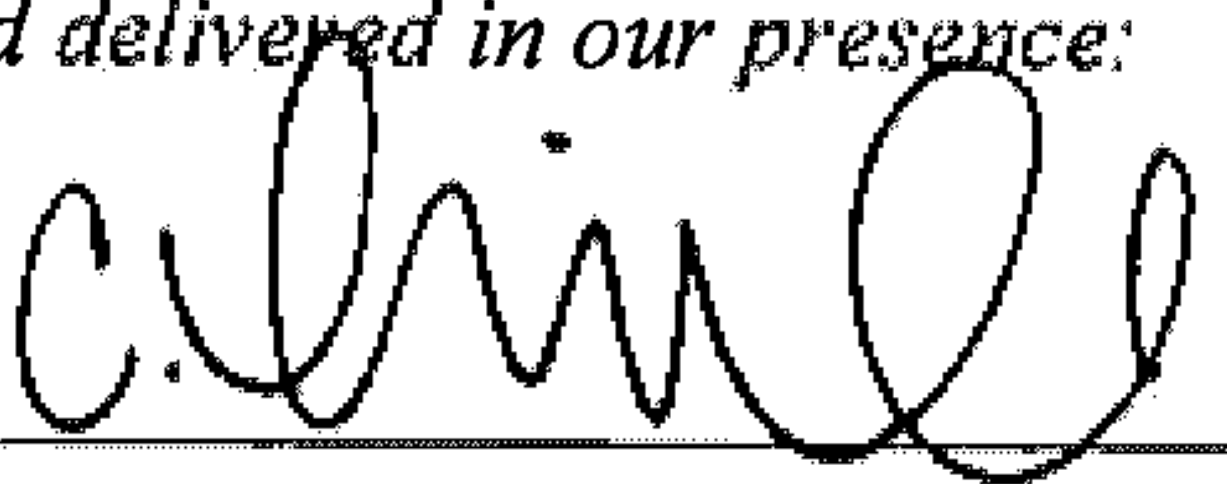
This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated **AUGUST 14, 2026** (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

TO HAVE AND TO HOLD, the same in fee simple forever.

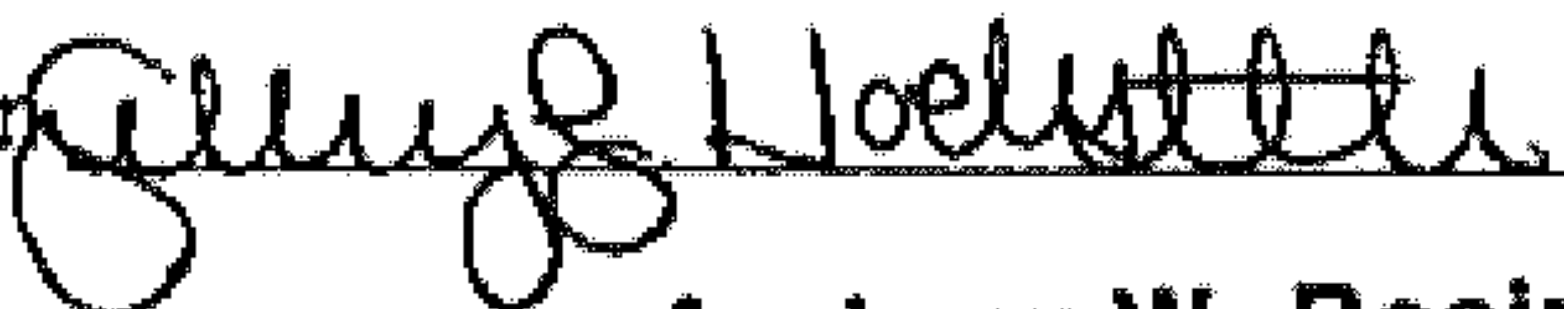
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

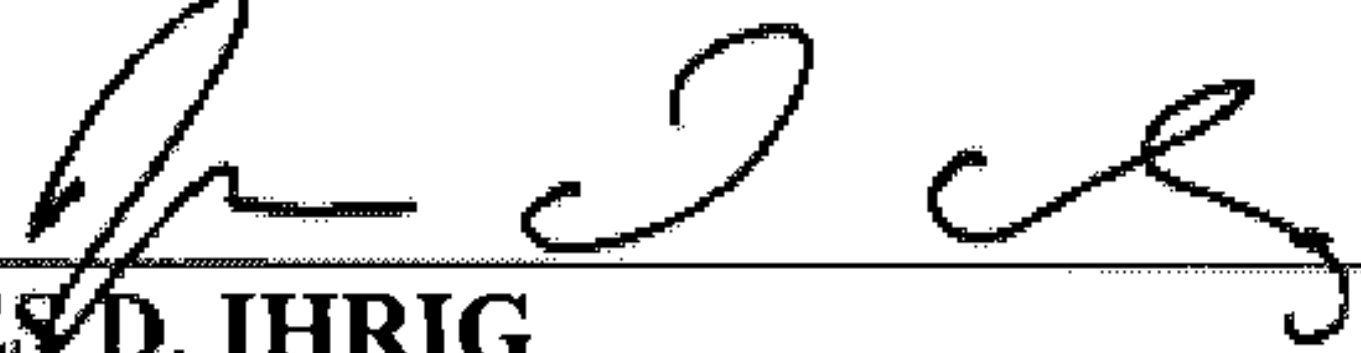
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness (1) Sign 
Witness (1) Printed Name Chastaty Lineback
Witness (1) Address _____
1966 Hillview St., Sarasota, FL 34239

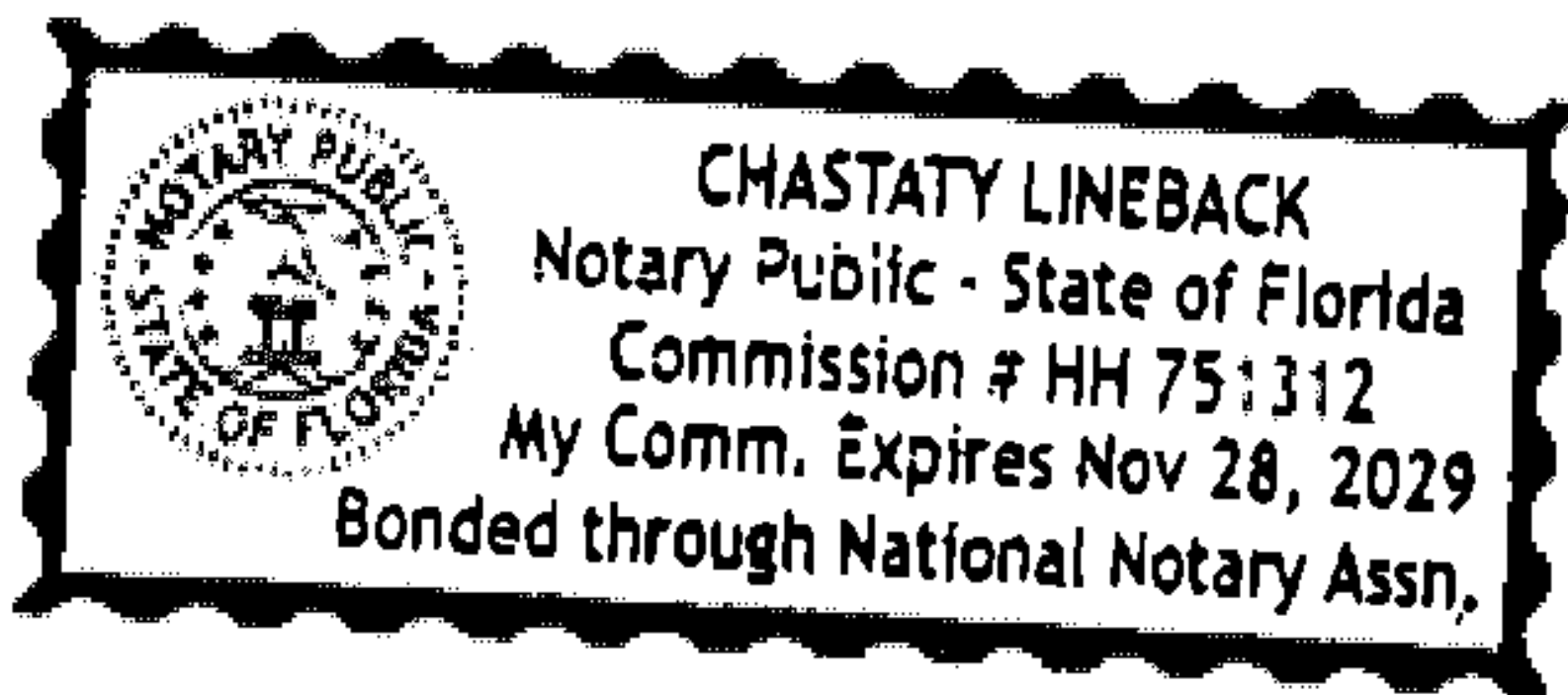
Alfie Thomas Varanese Jr
 Attorney in Fact
ALFIE THOMAS VARANESE, JR.
BY CHRISTINE HICKS AS ATTORNEY IN FACT

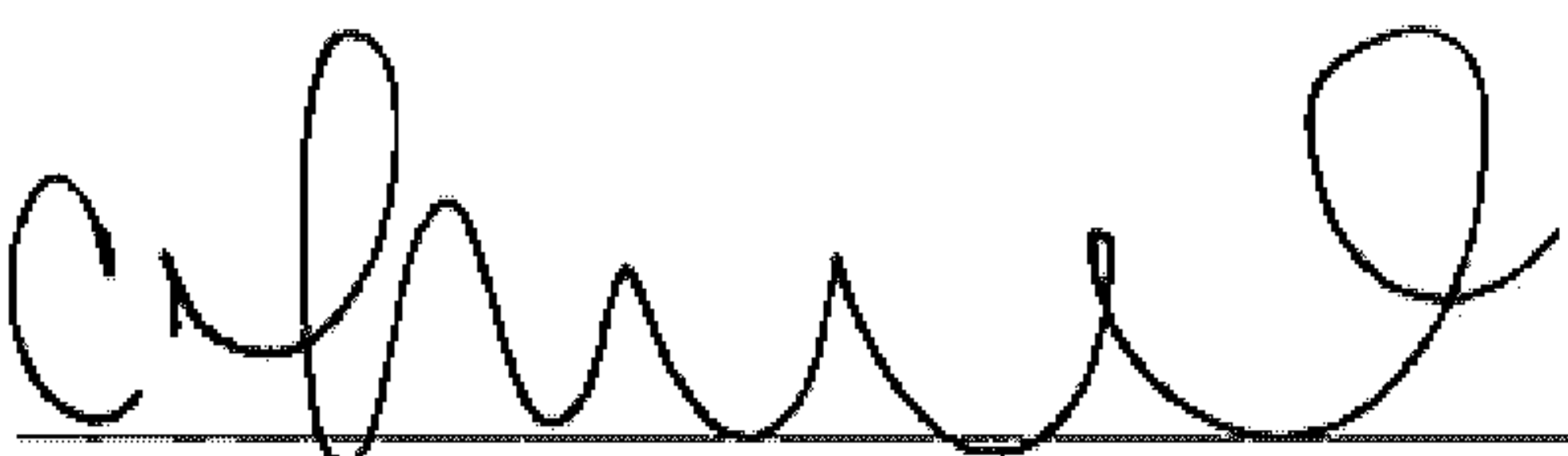
Witness (2) Sign 
Witness (2) Printed Name ~~Andrew W. Rosin~~
Shelby L. HOCHSTETLER
Witness (2) Address _____
1966 Hillview St., Sarasota, FL 34239


JAMES D. IHRIG

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this SEPTEMBER 9, 2026, by ALFIE THOMAS VARANESE, JR. AND JAMES D. IHRIG, who ☐ is/are personally known to me or ☒ has/have produced a driver's license(s) as identification.




Notary Public
Print Name: _____
My Commission Expires: _____
(Seal)