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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549005

Prepared by and Return to:

Devon Bayliss

MSC Title, Inc.

8660 South Tamiami Trail, Sarasota, FL 34238

File No. 2026-668-DXB

Sales Price: Price: \$350,000.00

Doc Stamp-Deed: \$2,450.00

General Warranty Deed

Made this 22nd day of September, 2026 By **Jean M. Marchegiani, an unmarried woman and Patricia A. Berezansky, an unmarried woman**, whose address is: 2295 Frederick Dr, Bldg 1106, Venice, FL 34292, hereinafter called the grantor, to **Raymond Sebecke, an unmarried man**, whose post office address is: 317 Acerno Drive, Nokomis, FL 34275, 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 154, VILLAGES OF MILANO, according to the plat thereof, as recorded in Plat Book 49, Page 36, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0391030154**

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

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Devon Bayliss
Witness Signature above:

Jean M. Marchegiani
Jean M. Marchegiani
317 Acerno Drive, Nokomis, FL 34275

Witness print name below:
Devon Bayliss

Witness Address:
8660 S. Tamiami Trl.
Sarasota, FL 34238

Patricia A. Berezansky
Patricia A. Berezansky
317 Acerno Drive, Nokomis, FL 34275

Karm Watt
Witness Signature above:

Witness print name below:
Karm Watt

Witness Address:
8660 S Tamiami Trl
Sarasota FL 34238

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 22nd day of September, 2026, by Jean M. Marchegiani and Patricia A. Berezansky, () who is/are personally known to me or (X) who has/have produced Drivers license as identification.

Devon Bayliss
Signature of Notary Public

Print, Type/Stamp Name of Notary



DEVON BAYLISS
Notary Public
State of Florida
Comm# HH532985
Expires 8/26/2028