

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026130033 2 PG(S)**

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

9/24/2026 4:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3549150

Consideration: \$300,000.00

Doc Stamp-Deed: \$2,100.00

GENERAL WARRANTY DEED

Made this 22 DAY OF September, 2026 by JOHN A. CAPACCIONE, INC., A FLORIDA CORPORATION, whose post office address is: 2011 CORNELL ST, SARASOTA, FLORIDA 34237, hereinafter called the grantor, to SKYLINE CUSTOM DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: 1999 MAIN ST, 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:

LOTS 1, 2, 3 AND 4, BLOCK 7, MONTEREY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL ID NUMBER: 2023130051 AND 2023130072

**PROPERTY ADDRESS: 2011 CORNELL ST, SARASOTA, FLORIDA 34237 AND
2010 PRINCETON ST, SARASOTA, FLORIDA 34237**

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.

THE PROPERTY BEING CONVEYED HEREBY IS NOT THE HOMESTEAD OF THE GRANTOR, THE GRANTOR'S SPOUSE, AND/OR MINOR CHILDREN, IF ANY, NOR IS IT CONTIGUOUS WITH OR ADJACENT TO SUCH HOMESTEAD.

THE INDIVIDUAL(S) EXECUTING THIS INSTRUMENT ON BEHALF OF GRANTOR COVENANT(S) AND AGREE(S) THAT HE/SHE/THEY IS/ARE THE SOLE (OR ALL OF THE) MANAGER(S) OF THE GRANTOR, AND HAS/HAVE FULL RIGHT AND AUTHORITY TO EXECUTE THIS INSTRUMENT ON BEHALF OF GRANTOR.

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:

JOHN A. CAPACCIONE, INC.,
A FLORIDA CORPORATION

Witness (1) Sign Rabina Lall

JOA
JOHN A. CAPACCIONE, PRESIDENT

Witness (1) Printed Name Rabina Lall

Witness (1) Address 22434 Peachland Blvd

Port Charlotte FL 33954

Witness (2) Sign Kathy Scarborough

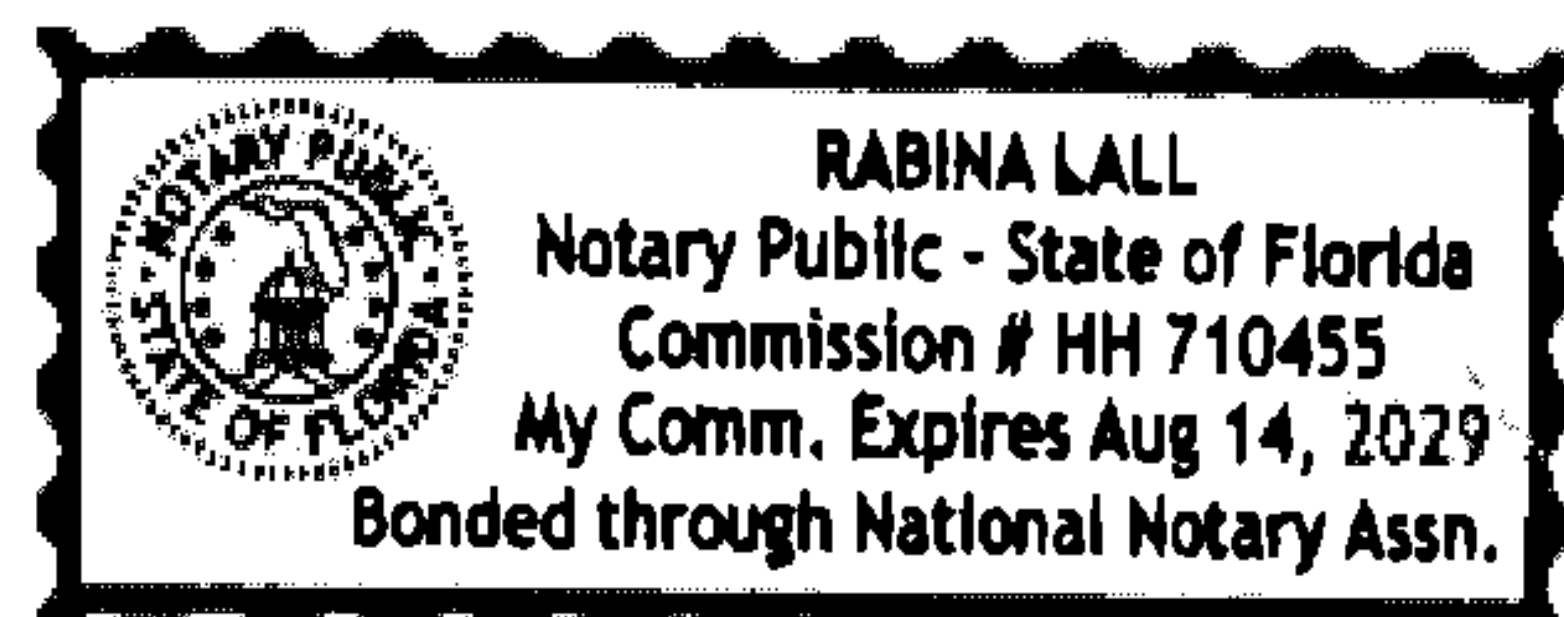
Witness (2) Printed Name Kathy Scarborough

Witness (2) Address 2011 Cornell St

SARASOTA FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 21st DAY OF September, 2026, by JOHN A. CAPACCIONE, PRESIDENT OF JOHN A. CAPACCIONE, INC., A FLORIDA CORPORATION, who is/are personally known to me or X has/have produced a driver's license(s) as identification.



Rabina Lall
Notary Public
Print Name: Rabina Lall
My Commission Expires: 8/14/2029
(Seal)