

**THIS INSTRUMENT PREPARED BY:**

Jennifer M. Tenney, Esquire  
Tenney Law, PLLC  
1770 San Marco Road, Suite 201  
Marco Island, Florida 34145  
(239) 610-1101  
File: 01541  
Consideration: \$1,100,000.00

**WARRANTY DEED**

This Indenture made this 14 day of June 2024, between **Mario J. Sebastianelli, GRANTOR**, whose post office address is: 1416 Monroe Ave, Ste 100, Scranton, PA 18509-2477, and **Our Daily Bread Food Pantry Incorporated, a Florida Not For Profit Corporation, GRANTEE**, whose post office address is: P.O. Box 109, Marco Island, FL 34145.

WITNESSETH, that the Grantor, for and in consideration of the sum TEN DOLLARS, 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 Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

**Lot 24, Block 70, Marco Beach Unit Two, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 25 through 31, of the Public Records of Collier County, Florida.**

Subject to restrictions, reservations and easements of record and taxes for the year 2024 and subsequent years.

Tax Folio Number: 56807720003

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

SUBJECT PROPERTY IS A VACANT LOT AND IS NOT THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO THE GRANTOR'S HOMESTEAD.

AND the Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

Page 2 of 2  
Warranty Deed

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Cano Cantarella  
Signature of Witness No. 1

Mario J. Sebastianelli  
Mario J. Sebastianelli

CANIO CANTARELLA  
Printed Name  
Address of Witness No. 1:  
1609 N WEBSTER AVE  
DUNMORE, PA 18509

J. Tallaro  
Signature of Witness No. 2

JIM TALLARO  
Printed Name  
Address of Witness No. 2:  
1505 MONROE AVE  
DUNMORE PA 18509

STATE OF PENNSYLVANIA  
COUNTY OF LACKAWANNA

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of June, 2024, by Mario J. Sebastianelli, who is personally known to me or who presented VALID PENNSYLVANIA DRIVER'S LICENSE identification and did (did not) take an oath.

Commonwealth of Pennsylvania - Notary Seal  
Kip A. Conforti, Notary Public  
Lackawanna County  
My commission expires August 7, 2024  
Commission number 1221194  
Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public Signature

KIP A. CONFORTI  
Notary Public Printed Name

(NOTARY STAMP SEAL)

Prepared by and return to:

Willis & Davidow, Attorneys at Law, LLC  
9015 Strada Stell Court, Suite 106  
Naples, FL 34109  
(239) 465-0531  
File Number: 2023-65  
Consideration: \$3,025,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 13th day of October, 2023 between Marco 1818 LLC, a Florida Limited Liability Company whose post office address is 1390 9th Street North, Naples, FL 34102, grantor, and Our Daily Bread Food Pantry Incorporated, a Florida Not For Profit Corporation, whose post office address is P.O. Box 109, Marco Island, FL 34146, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida to-wit:

Lot (s) 25 and 26, Block 70, MARCO BEACH, UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 25, of the Public Records of Collier County, Florida.

Parcel Identification Number: 56807760005

**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, subject only to the following exceptions: (a) ad valorem and non-ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

**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:

Marco 1818 LLC a Florida Limited Liability Company

[Signature]  
Witness

Printed Name: Kayla Hernandez

[Signature]  
Witness

Printed Name: Patricia Sinigalli

By: [Signature]  
Bradley Engle, Manager

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of October, 2023 by Bradley Engle, Manager of Marco 1818 LLC a Florida Limited Liability Company who  is personally known or  has produced a driver's license as identification.

[Seal]



Patricia Sinigalli  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG973343  
Expires 3/25/2024

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOT A CERTIFIED COPY