

4/1/2026 9:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474363

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
1931 Tamiami Trail, Unit 8
Port Charlotte, FL 33948

Doc Stamp-Deed: \$77.00

File No.: PC-2026-4990
Parcel ID Number: 0964-08-3105

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of March, 2026 between Craig Kormannshaus, a married man, whose post office address is 14045 Hatton Cross Drive, Charlotte, NC 28278, of the County of Mecklenburg, State of North Carolina, Grantor, to Christian Avila, Trustee of the Christian Avila Revocable Living Trust dated January 28, 2025, whose post office address is 3157 Bay City Terrace, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantee:

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 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 Sarasota, Florida, to-wit:

Lot 5, Block 831, Nineteenth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 7, 7A through 7P, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: HARI PARMATANENI

[Signature]
Craig Kormannshaus

WITNESS 1 ADDRESS:
The UPS Store
1750 Highway 160 West
Fort Mill, SC 29708-8009
803.802.1970

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: T. N. E. Bagley

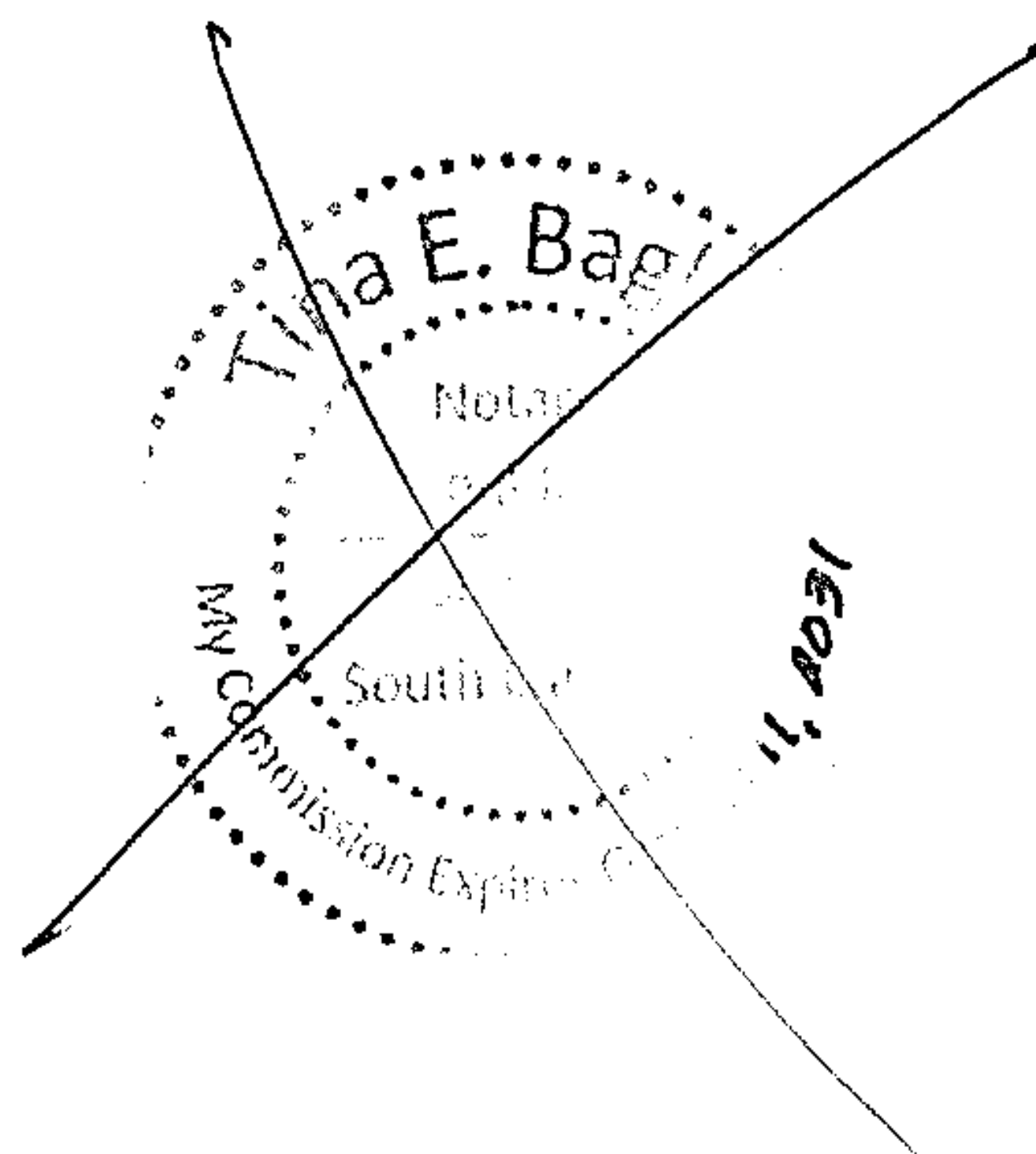
WITNESS 2 ADDRESS:
The UPS Store
1750 Highway 160 West
Fort Mill, SC 29708-8009
803.802.1970

STATE OF SC
COUNTY OF York

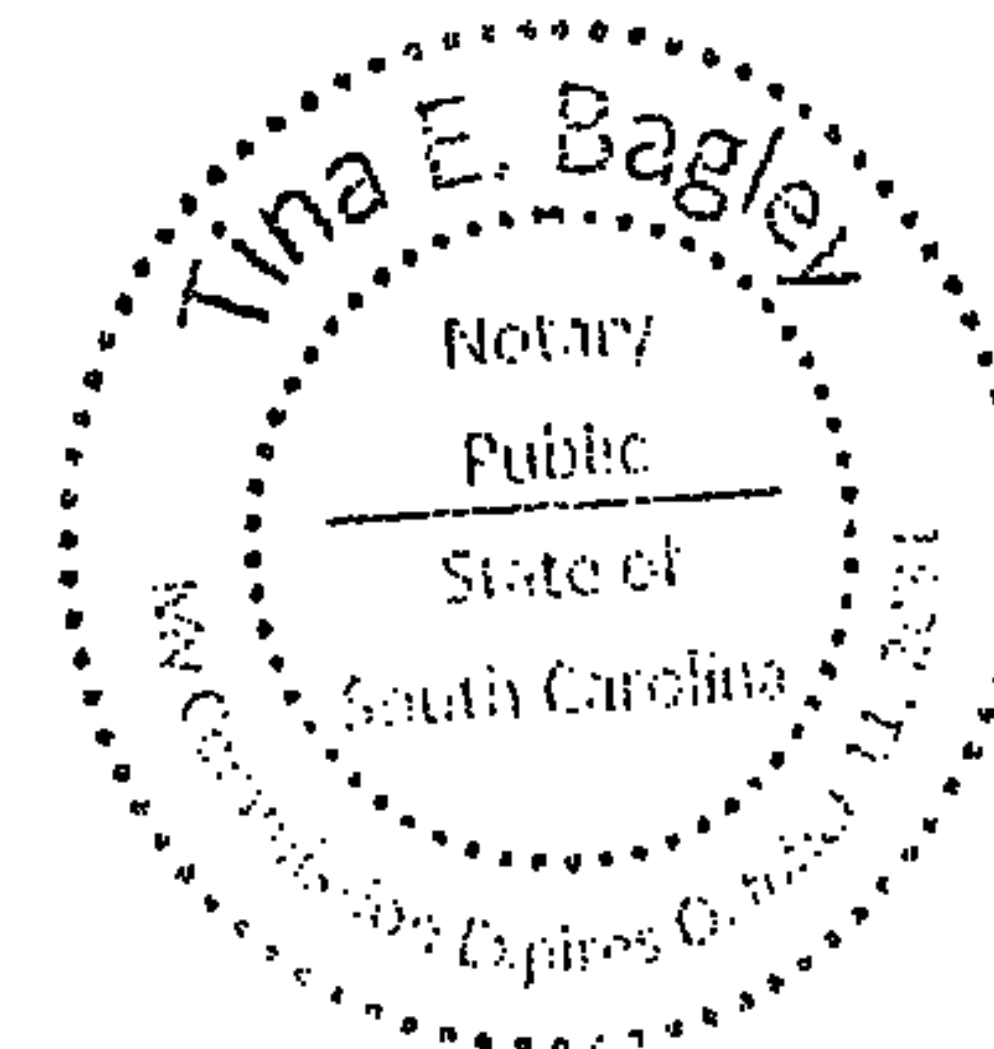
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of March, 2026, by Craig Kormannshaus, who is/are personally known to me or who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Tina E Bagley
Print, Type/Stamp Name of Notary



(NOTARY SEAL)



Exp: October 11, 2031