

4/2/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475509



Doc Stamp-Deed: \$154.00

Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 264487-95

WARRANTY DEED

This indenture made on **April 02, 2026** by **Menso Homes, "LLC"**, a Florida limited liability company, whose address is: 13103 Feathering Way, Palm Beach Gardens, FL 33412 hereinafter called the "grantor", to **Daniel P. Grigoras and Estera E. Grigoras, husband and wife**, whose address is: 1265 EM Croy Rd., Sugar Hill, GA 30518, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 12, Block 793, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0961079312

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Menso Homes, "LLC", a Florida limited liability company

Eric Ouanounou

By Eric Ouanounou, Manager

Signed, sealed and delivered in our presence:

Heidi Frechette

1st Witness Signature

Print Name: Heidi Frechette

Address: 335 Ashford Dr
Davenport, FL 33837

Darrall D. Lucas

2nd Witness Signature

Print Name: Darrall D Lucas

Address: 2177 SE Destin Dr.
Port Saint Lucie, FL 34952

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on March 30, 2026, by **Eric Ouanounou, Manager of Menso Homes, "LLC", a Florida limited liability company**, who () is/are personally known to me or who (✓) produced a valid FLDL as identification.

Notarized online using audio-video communication

Darrall D. Lucas

Notary Public Signature

Printed Name: Darrall D Lucas

My Commission Expires: 03/20/2027

