

5/8/2026 12:39 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by and Return to:

**Taylor Parr**

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260699

Parcel ID: **1143177003**

Florida Documentary Stamps in the amount of **\$140.00** have been paid hereon.

CSC

Receipt # 3491689

Doc Stamp-Deed: **\$140.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

# ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the **8th day of May, 2026** by

**Daniel Bogdanov**,

whose post office address is 3566 Worthington Avenue, North Port, FL 34286,

herein called the Grantor, to

**David B. Shremshock and Trudy L. Shremshock, Husband and Wife**,

whose post office address is 5265 Alamos Terrace, North Port, FL 34288,

hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of NINETEEN THOUSAND NINE HUNDRED FIFTY AND 00/100 (**\$19,950.00**) 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, State of Florida, viz.:

**Lot 3, Block 1770, THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, page 18, of the Public Records of Sarasota County, Florida.**

**The Grantor herein certifies that the property is vacant land and unimproved. Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.**

**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, and hereby 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 January 1, 2026.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

*Taylor Parr*  
Signature

Taylor Parr  
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

*Daniel Bogdanov*  
Daniel Bogdanov

Witness #2:

*Mackenzie Pagalday*  
Signature

Mackenzie Pagalday  
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of May, 2026, by Daniel Bogdanov,  who is personally known to me or  who has produced Driver's License as identification.

*Taylor Parr*  
Signature of Notary Public

