

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063231 2 PG(S)

5/11/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492499

Doc. Stamps – \$5,425.00
PID No. 0382160001

WARRANTY DEED

Doc Stamp-Deed: \$5,425.00

This Indenture, made on May 8, 2026 by DONALD ALVIN EDLIN and JACQUELYN CAPALLO EDLIN, husband and wife, whose post office address is: 1765 Overbrook, Englewood, Florida 34223, hereinafter called the GRANTOR, to PAUL C. BROWN and DAPHNE S. BROWN, husband and wife, whose post office address is: 1055 Sorrento Woods Blvd., Nokomis, Florida 34275, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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:

Lot 1, Block "C", SORRENTO WOODS UNIT NO.1, according to the map or plat thereof as recorded in Plat Book 29, Page 11, of the Public Records of Sarasota County, Florida

The property is the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

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:

1st Witness Signature: Mitzi Cemovich
Printed Name: Mitzi Cemovich
Witness Address: 1000 Tamiami Trail S, Venice, FL


DAL
DONALD ALVIN EDLIN

2nd Witness Signature: Stevan J. Mileusnic
Printed Name: Stevan J. Mileusnic
Witness Address: 1000 Tamiami Tr. S, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May 2026, by DONALD ALVIN EDLIN who has produced FLORIDA DL as identification.

[Notary Seal]

 Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Stevan J. Mileusnic
Notary Public Signature

1st Witness Signature: [Signature]
Printed Name: M. F. Z. Comovial
Witness Address: 1000 Tamiami Trs, Venice, FL 34285

[Signature]
JACQUELYN CAPALLO EDLIN

2nd Witness Signature: [Signature]
Printed Name: STEVAN J. MILEUSNIC
Witness Address: 1000 TAMAMIAMI TRS, VENICE, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May 2026, by JACQUELYN CAPALLO EDLIN who has produced FLORIDA DL as identification.

[Notary Seal]



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

[Signature]
Notary Public Signature