

5/14/2026 2:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3494373

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260700

Parcel ID: 1143177002

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

Doc Stamp-Deed: \$140.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of May, 2026 by

Nikolaos Theodoulou,

whose post office address is Agiou Charalampous St. 2037, Strouolos, Cyprus,
herein called the Grantor, to

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

whose post office address is 5265 Alametos 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TWENTY THOUSAND AND 00/100 (\$20,000.00) 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 2, Block 1770, 34th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, pages 18, 18A through 18M, inclusive, 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:

Andre Don Watson-Connell

Signature

ANDRE DON WATSON-CONNELL

Printed Name

5587 Websters Way, Manassas, VA 20112

Full Address

Nikolaos Theodoulou

Nikolaos Theodoulou

Witness #2:

Demetris Aspromallis

Signature

Demetris Aspromallis

Printed Name

123 Cavalier St, Palm Bay, FL 32909

Full Address

STATE OF Virginia

COUNTY OF Fairfax

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 13 day of May, 2026, by Nikolaos Theodoulou, () who is personally known to me or (✓) who has produced passport as identification.

Andre Don Watson-Connell

Signature of Notary Public

ANDRE DON WATSON-CONNELL

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

