

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026066650 2 PG(S)**

**5/18/2026 12:58 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3495403**

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240

As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

File No.: 2026-05-4560

Parcel ID Number: 0448090009

**Doc Stamp-Deed: \$3,528.00**

## **WARRANTY DEED**

This WARRANTY DEED, made May 15, 2026, by **JOHN E. LAWRENCE AND JERAMY L. LAWRENCE, HUSBAND AND WIFE, AS TRUSTEES OF THE JOHN E LAWRENCE AND JERAMY L LAWRENCE JOINT TRUST DATED AUGUST 18, 2022**, whose address is 4336 Wordsworth Way, Venice, FL 34293 (the "Grantor"), to **STEVEN GEORGEADES AND LEA ANN GEORGEADES, HUSBAND AND WIFE**, whose address is 1475 Sussex Road, Venice, FL 34293 (the "Grantee"):

(Whenever used herein the term "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 FIVE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS (\$504,000.00) and other valuable consideration, 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 10, WOODMERE LAKES, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 37, Page(s) 28, of the Public Records of Sarasota County, Florida.**

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

**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; 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Signature  
Witness Printed Name Carrie Stuckey  
Witness #1 Address 5350 Desoto Rd  
Sarasota FL 34235

John E. Lawrence and Jeramy L. Lawrence, as  
Trustee of the John E. Lawrence and Jeramy L.  
Lawrence Joint Trust dtd 08/18/2022

By: [Signature]  
John E. Lawrence, Individually and as Trustee

By: [Signature]  
Jeramy L. Lawrence, Individually and as  
Trustee

[Signature]  
Signature  
Witness Printed Name MATTHEW RODE  
Witness #2 Address 2215 Ory Rd  
Sarasota, FL 34240

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization on 13th day of May, 2026, by John E. Lawrence and Jeramy L. Lawrence, Individually and  
as Trustees of John E Lawrence and Jeramy L Lawrence Joint Trust dated August 18, 2022, who is/are  
 personally known to me or who has/have  produced FLDL as identification.

~~CARRIE STUCKEY  
Notary Public - State of Florida  
Commission #HH 638514  
Commission Expires April 1, 2029~~

[Signature]  
Notary Public  
Print Name: Carrie Stuckey  
My Commission Expires: 4-1-29

CARRIE STUCKEY  
Notary Public - State of Florida  
Commission #HH 638514  
My Commission Expires April 1, 2029