

Prepared by and return to:
Danielle Melrose
Old Tampa Bay Title, LLC
1560 West Cleveland Street
Tampa, FL 33606
(813) 402-2266
File No 2026-7950

5/20/2026 1:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496715

Doc Stamp-Deed: \$1,610.00

Parcel Identification No 0437-08-0041

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2026 between John Anthony Lyon a/k/a John A. Lyon, an unmarried man, and Ximena Teran a/k/a Ximena Del Carmen Teran Cueva, an unmarried woman, whose post office address is 1901 Brickell Avenue, Apt. B1208, Miami, FL 33129, of the County of Miami-Dade, State of Florida, Grantors, to SHEMOT TEVET, LLC, a Nevada Limited Liability Company, whose post office address is 4440 Southwest 28th Terrace, Fort Lauderdale, FL 33312, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 33276 of VENICE GARDENS UNIT 33, as per plat thereof recorded in Plat Book 22, Pages 36, 36A through 36F, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

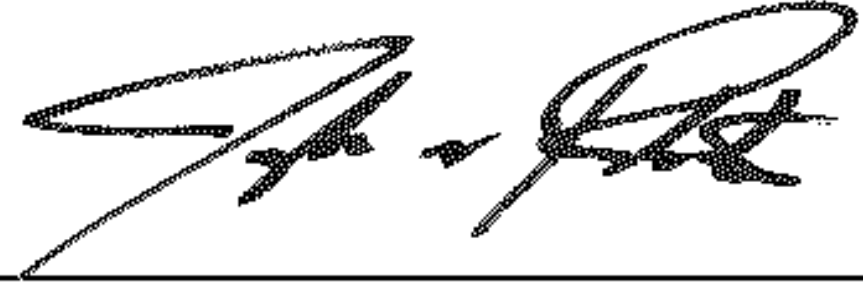
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



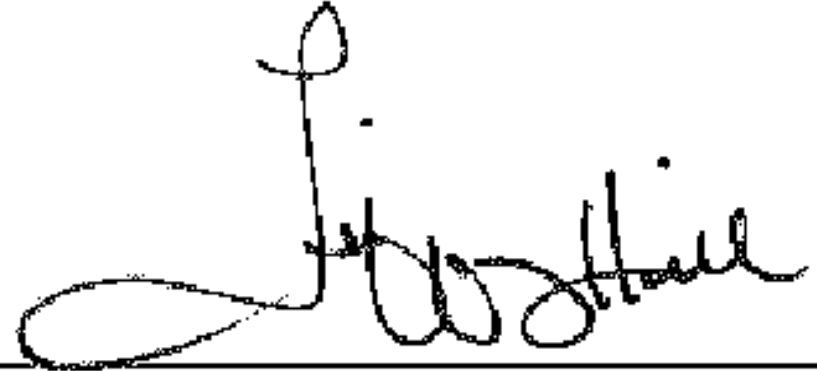
Witness #1 Signature

Joseph W. Roberts

Witness #1 Printed Name

2235 Homeway Cir. Dallas, TX 75228

Witness #1 Address



Witness #2 Signature

Tiffany Hill

Witness #2 Printed Name

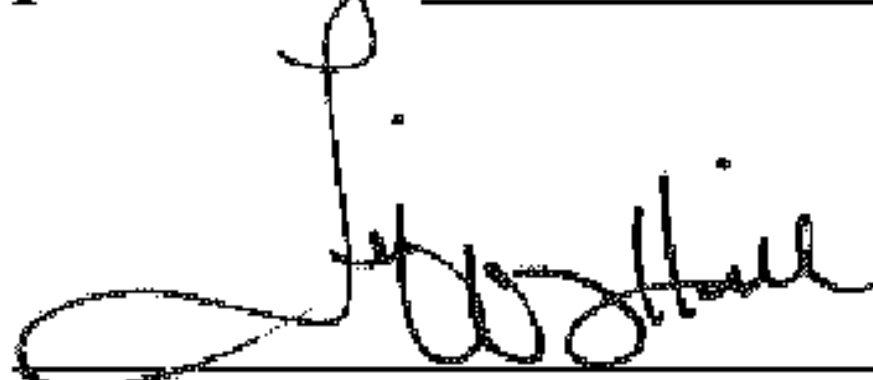
2022 W 1940 N St. George, UT 84770

Witness #2 Address

STATE OF Utah

COUNTY OF Washington

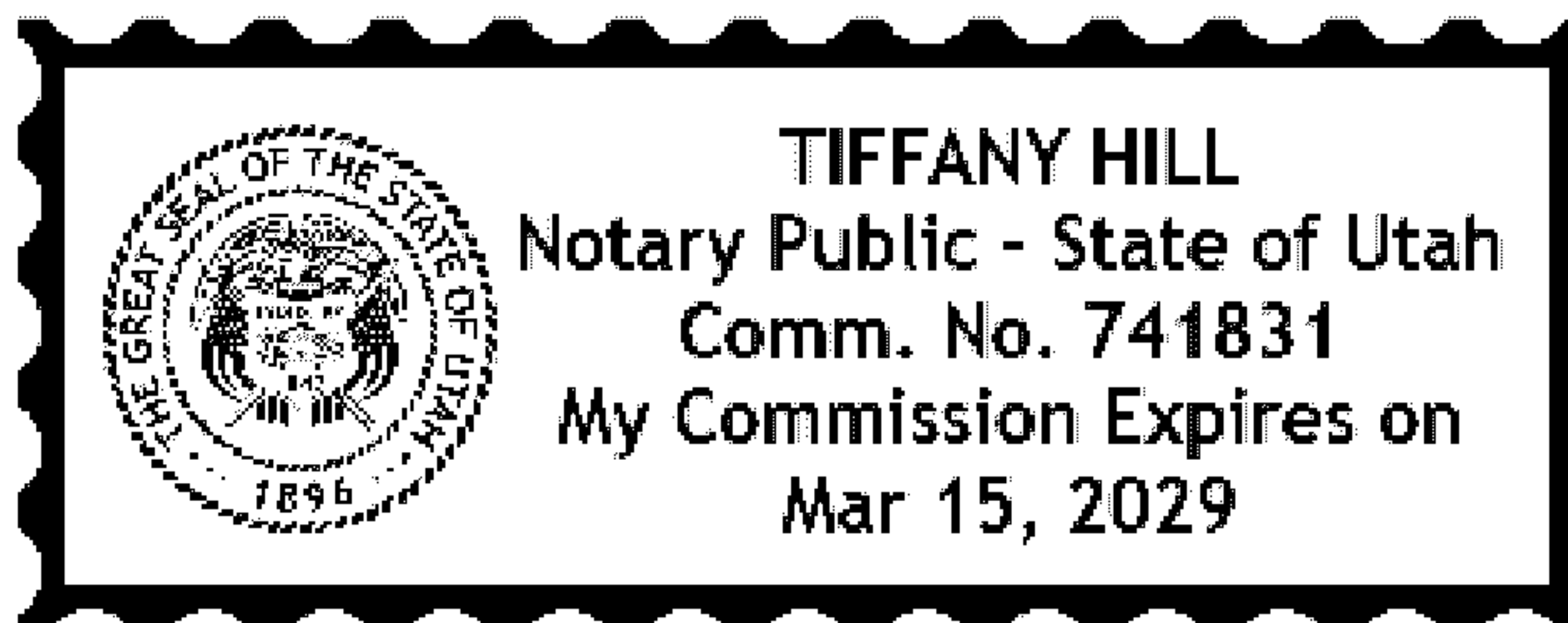
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19 day of May, 2026, by John Anthony Lyon and Ximena Teran, ☐ who is/are personally known to me or ☒ who has/have produced Florida Drivers License as identification.



Signature of Notary Public

Tiffany Hill

Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.