

5/26/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498602

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$595.00

File Number: 2026-63

Consideration:\$85,000.00

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Warranty Deed

This Warranty Deed made as of this 22nd day of May, 2026 between Karen J. Mort, Individually and as Personal Representative of the Estate of Edward J. Mort whose post office address is 429 Driftwood Road, Venice, FL 34293, and Jason Mort whose post office address is 16032 Winburn Dr., Sarasota, FL 34240 grantor, and Dragos Nicoara and Daniela Nicoara, husband and wife, whose post office address is 1574 Roy Seller Rd., Columbia, TN 38401 and Christopher Nicoara, a single man, whose post office address is 4854 Byrd Lane, College Grove, TN 37046 as tenants in common, grantee:

(Whenever 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida to-wit:

Lot (s) 13996 and 13997, SOUTH VENICE, UNIT NO. 53, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0470130040

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

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

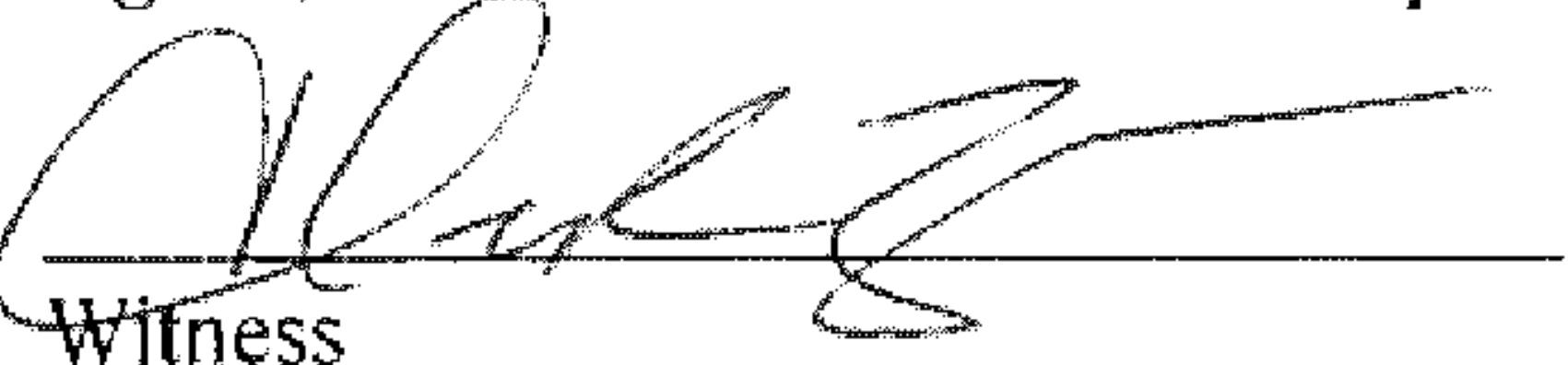

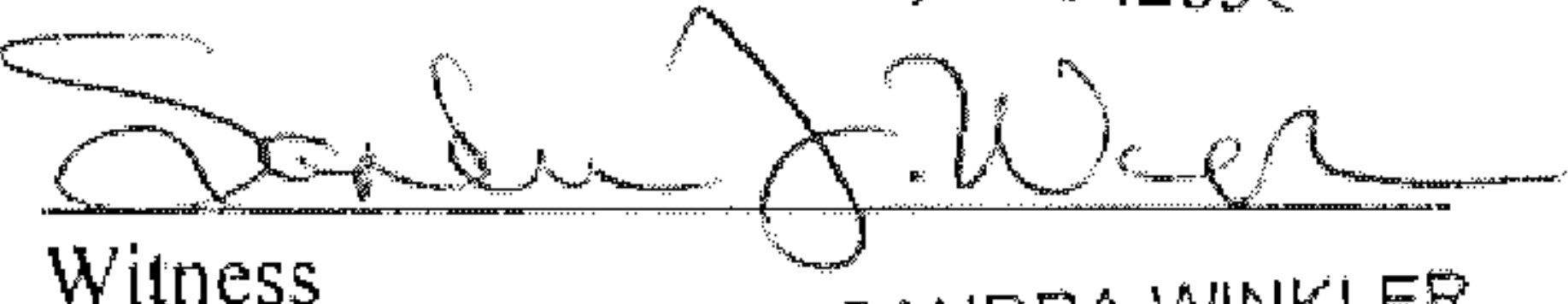
To Have and to Hold, the same in fee simple forever.

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 taxes accruing subsequent to **December 31, 2025**.

And specifically, Karen Mort warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Karen Mort's residence and homestead address is: 429 Driftwood Road, Venice, FL 34293.

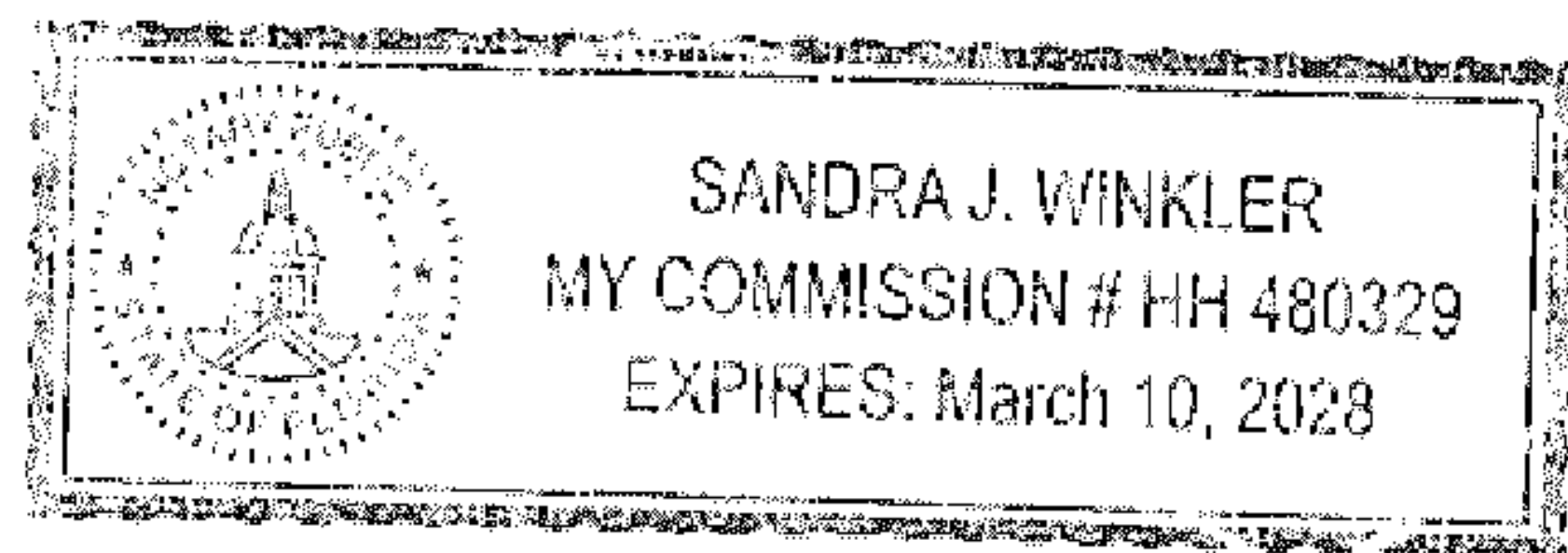
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 21 day of May, 2026.

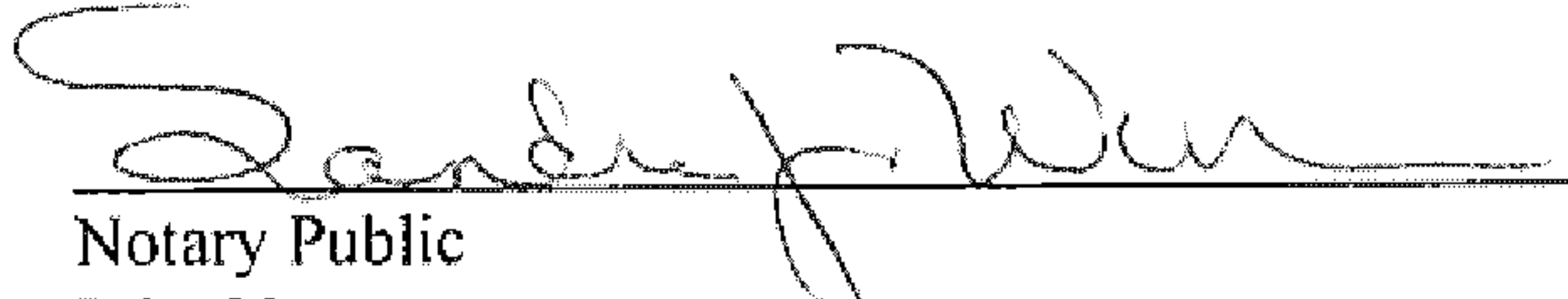
<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: HEATHER ZBYTNIIEWSKI Address: 229 Pensacola Rd. Venice, FL 34285	 Karen J. Mort, Individually and as Personal Representative of the Estate of Edward J. Mort
 Witness Printed Name: SANDRA WINKLER Address: Venice, FL 34285 229 Pensacola Rd. 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 ___ day of May, 2026 by Karen J. Mort, Individually and as Personal Representative of the Estate of Edward J. Mort who is personally known or has produced FDL as identification.

[Seal]




 Notary Public
 Print Name: _____
 My Commission Expires: _____

And specifically, Jason Mort warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Karen Mort's residence and homestead address is: 16032 Winburn Dr., Sarasota, FL 34240 .
Jason

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 20th day of May, 2026.

Signed, sealed and delivered in our presence:	
<p><u>Dana Rodgers</u> Witness Printed Name: <u>Dana Rodgers</u> Address: <u>2312 58th Ave East</u> <u>Bradenton, FL 34203</u></p> <p><u>David Cannon</u> Witness Printed Name: <u>David Cannon</u> Address: <u>2312 58th Ave. E</u> <u>Bradenton, FL 34203</u></p>	<p><u>[Signature]</u> Jason Mort</p>

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of May, 2026 by Jason Mort, who is personally known or has produced N/A as identification.

[Seal]



[Signature]
Notary Public
Print Name: Miriam L. Carpenter
My Commission Expires: 03-28-2030