

Prepared by/Return to:  
Cemo Title Services, LLC  
Mitzi Cemovich  
1000 Tamiami Trail S.  
Venice, FL 34285  
941-485-1110 (tel)  
941-237-4977(fax)

5/28/2026 12:33 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499639

Doc. Stamps - \$105.00  
PID No. 0974180611

Doc Stamp-Deed: \$105.00

**WARRANTY DEED**

This Indenture, made on May 22, 2026 by PAUL GRANICK, a married person, whose post office address is: 1011 Lakeland Avenue, Lincolnton, North Carolina 28092-6316, hereinafter called the GRANTOR, to THOMAS W. PERRY, JR., a single person, whose post office address is: 236 N. Jackson Road, Venice, Florida 34292, 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 11, Block 1806, Thirty-Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 4, of the Public Records of Sarasota County, Florida

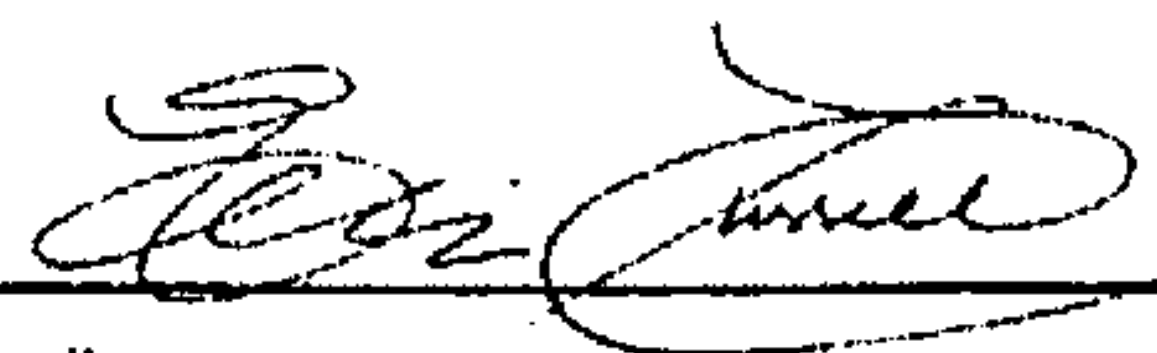
Said Property is Vacant Land.

The property is NOT 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:   
Printed Name: Erin Fussell  
Witness Address: 12363 Hemando Road  
North Port, FL 34287

  
\_\_\_\_\_  
PAUL GRANICK

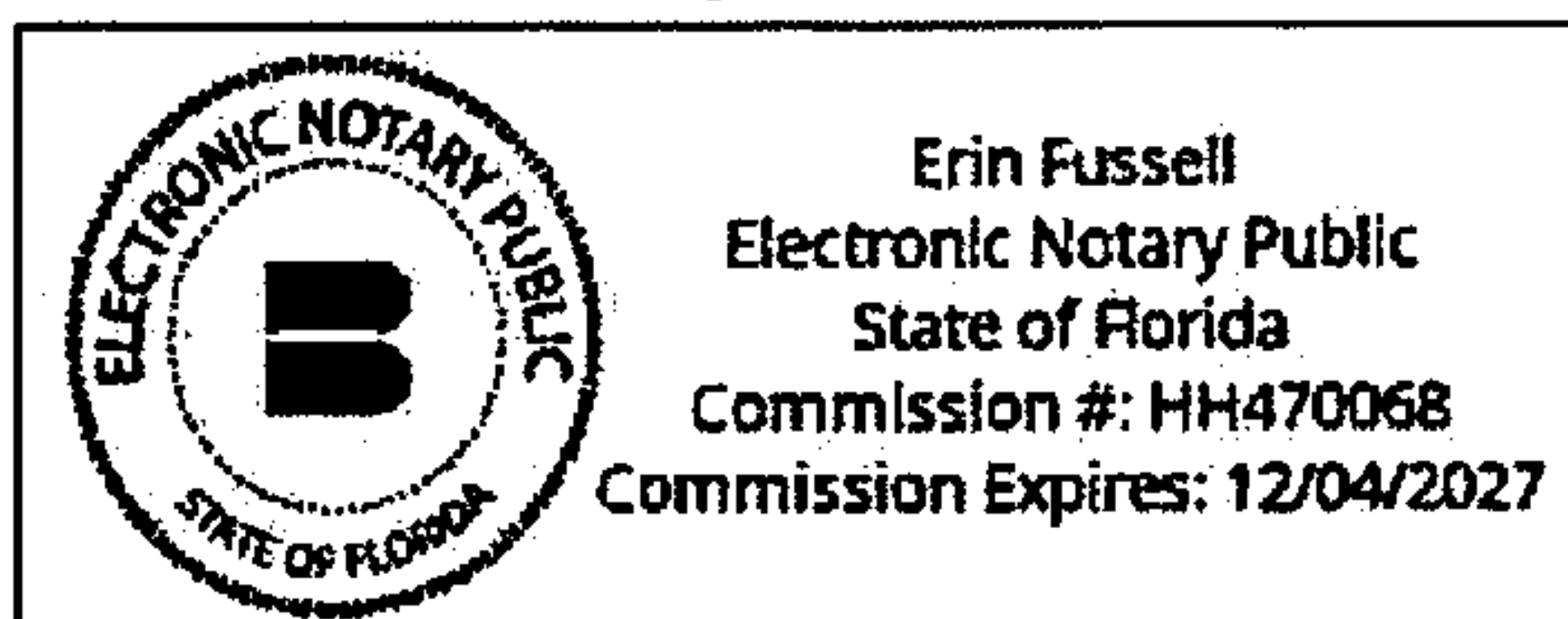
2nd Witness Signature:   
Printed Name: Stefanna Mugabi  
Witness Address: 1121 Arlington blvd, Arlington, Virginia

STATE OF NORTH CAROLINA Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization, this 19 day of May 2026, by PAUL GRANICK who has produced U.S. Passport as identification.

Notarized online using audio-video communication

[Notary Seal]



Warranty Deed

  
\_\_\_\_\_  
Notary Public Signature  
Erin Fussell