

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075344 3 PG(S)

6/3/2026 2:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502618



Doc Stamp-Deed: \$2,100.00

Prepared by and Return to: Patty
Reaves , an employee of First
International Title, LLC 329 S.
Nokomis Avenue, Ste F Venice, FL
34285

File No.: 264431-91

WARRANTY DEED

This indenture made on **June 01, 2026** by **Celia Segal, individually a single woman and Belinda Segal Peters, individually a single woman and as Trustees of The Celia Segal 2021 Revocable Trust dated April 13, 2021, and any amendments thereto**, whose address is: 812 Tyler Street, Hollywood, FL 33019 hereinafter called the "grantor", to **Kelly L. Cromer and Loucynthia Rossi, husband and wife**, whose address is: 1888 Franklin Lane, North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the 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**, to-wit:

Lot 5, Block 93, Seventh Addition To Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page 19, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1005009305**

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 any way appertaining.

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

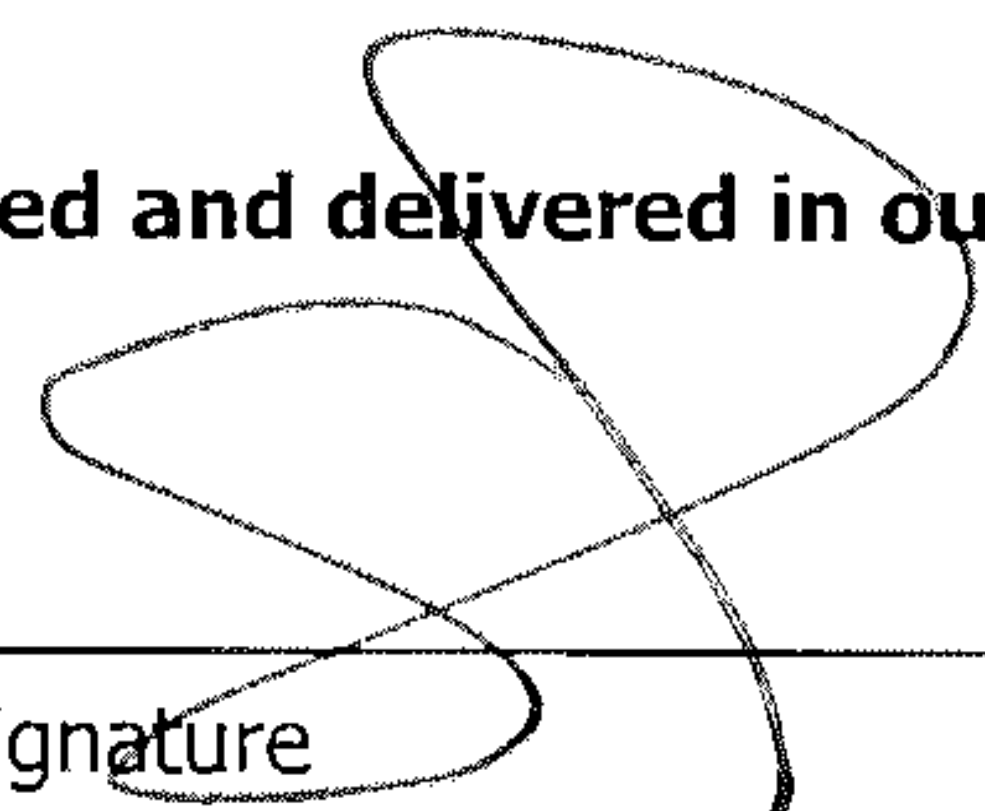
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

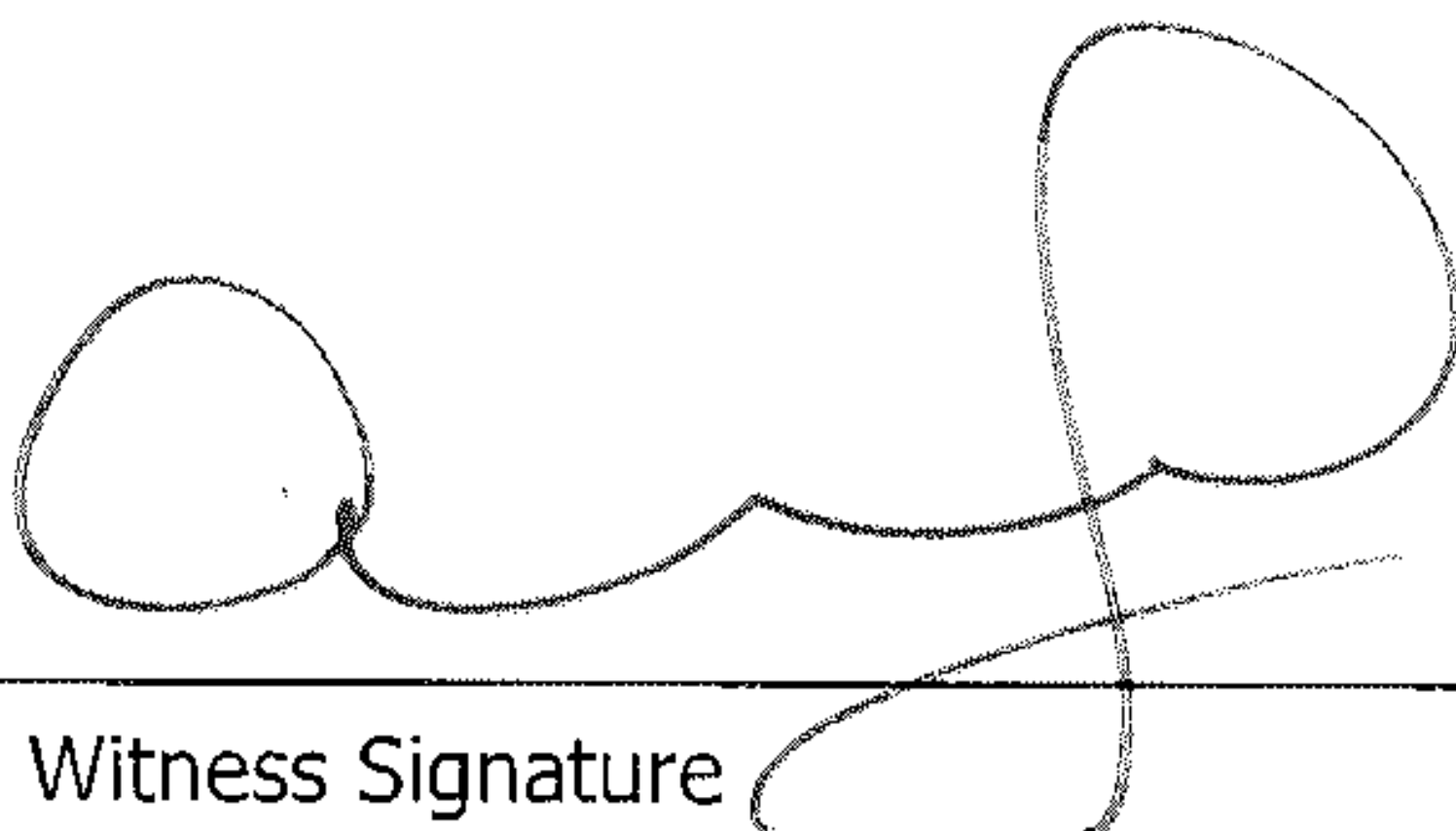
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Celia Segal 2021 Revocable Trust dated April 13, 2021, and any amendments thereto


By Celia Segal, individually and as Trustee

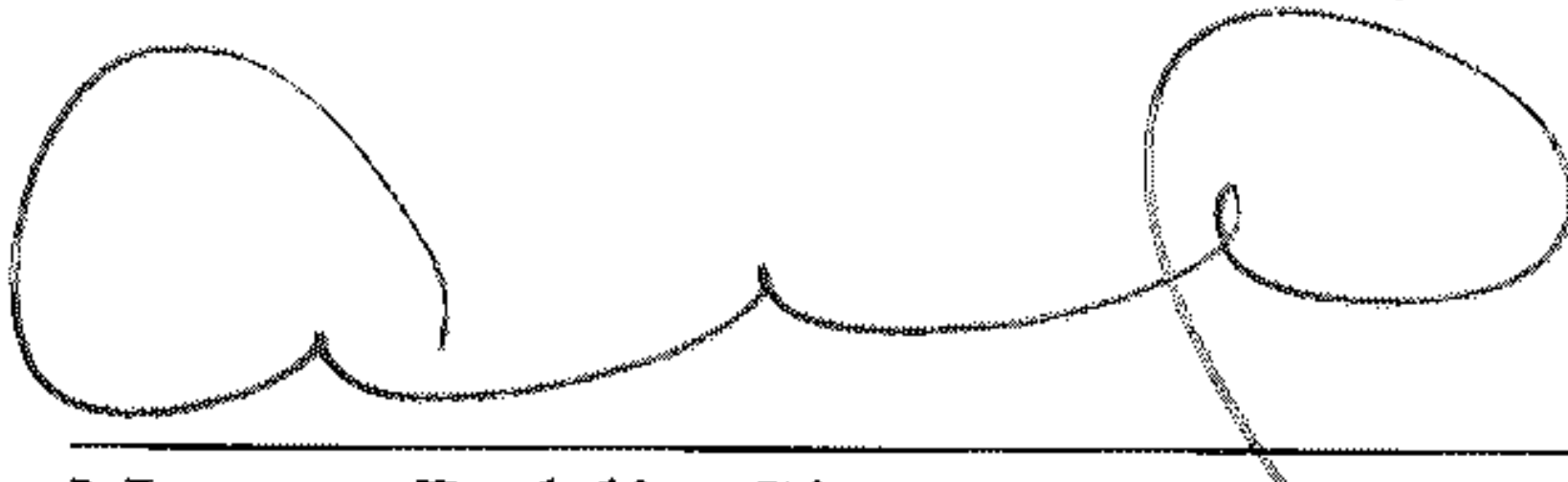
Signed, sealed and delivered in our presence:


1st Witness Signature
Vickie Kozel
Print Name: _____
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

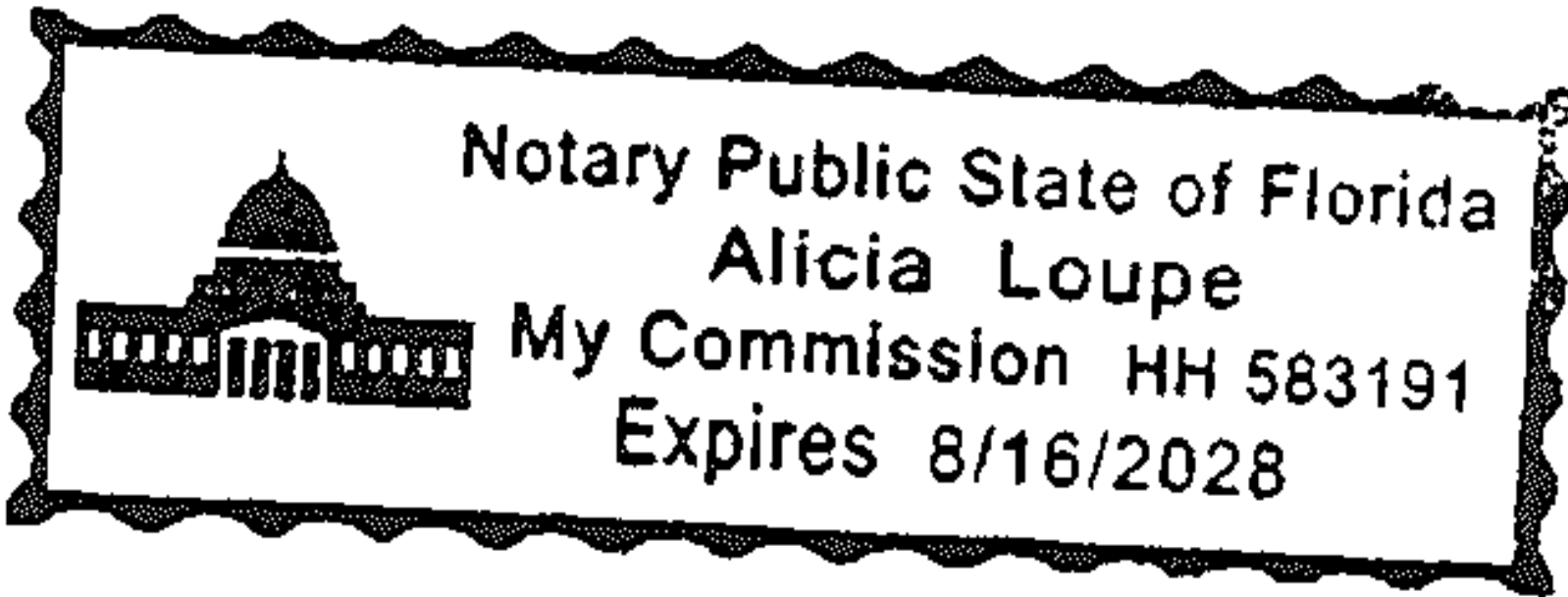

2nd Witness Signature
Print Name: Alicia Loupe
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on 5/29/2020, by **Celia Segal, Trustee of The Celia Segal 2021 Revocable Trust dated April 13, 2021, and any amendments thereto**, who () is/are personally known to me or who ☒ produced a valid photo ID as identification.

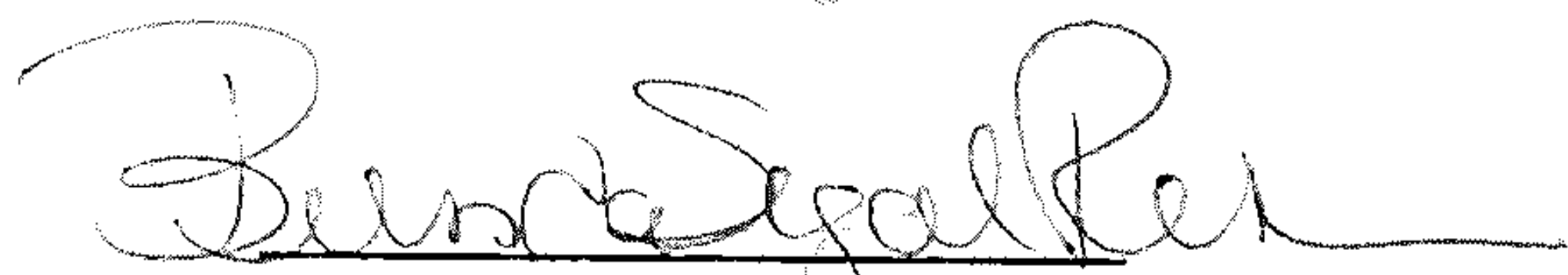

Notary Public Signature
Printed Name: _____
My Commission Expires: _____

(NOTARY SEAL)



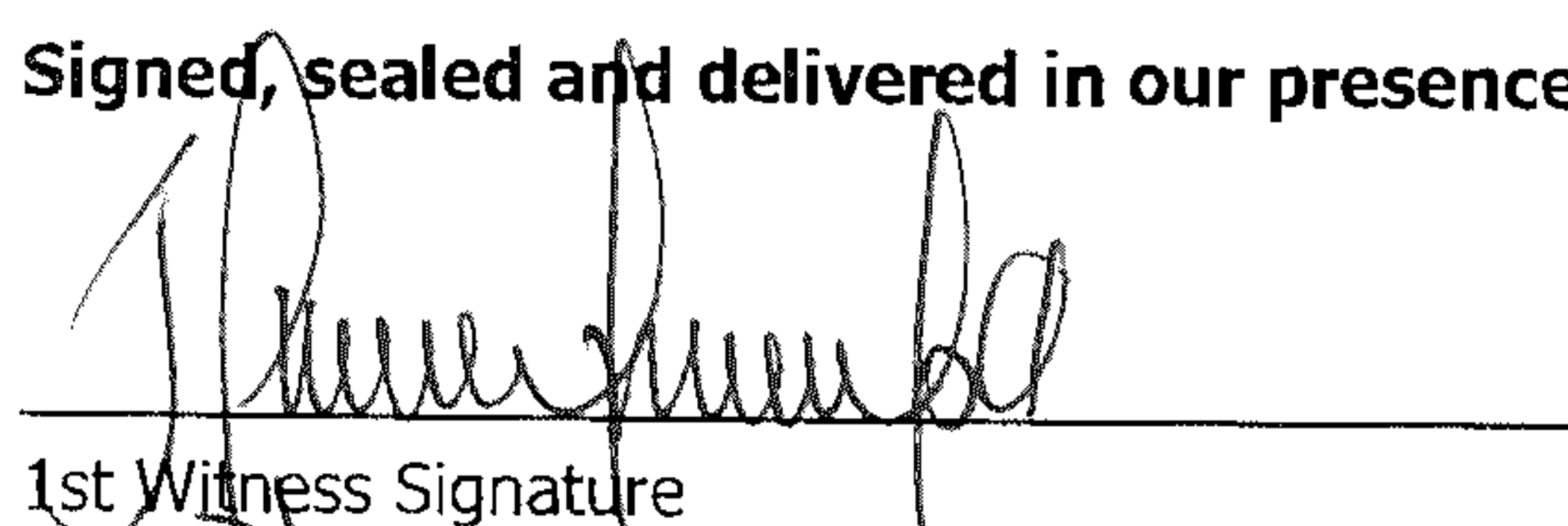
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Celia Segal 2021 Revocable Trust dated April 13, 2021, and any amendments thereto



By Belinda Segal Peters, individually and as Trustee

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: JOYNE MORALES

Address: 21 NW 1st Ave #1106

DANIA BEACH FL, 33004



2nd Witness Signature

Print Name: Meyer Arwas

Address: 4107 Wimbleton dr.

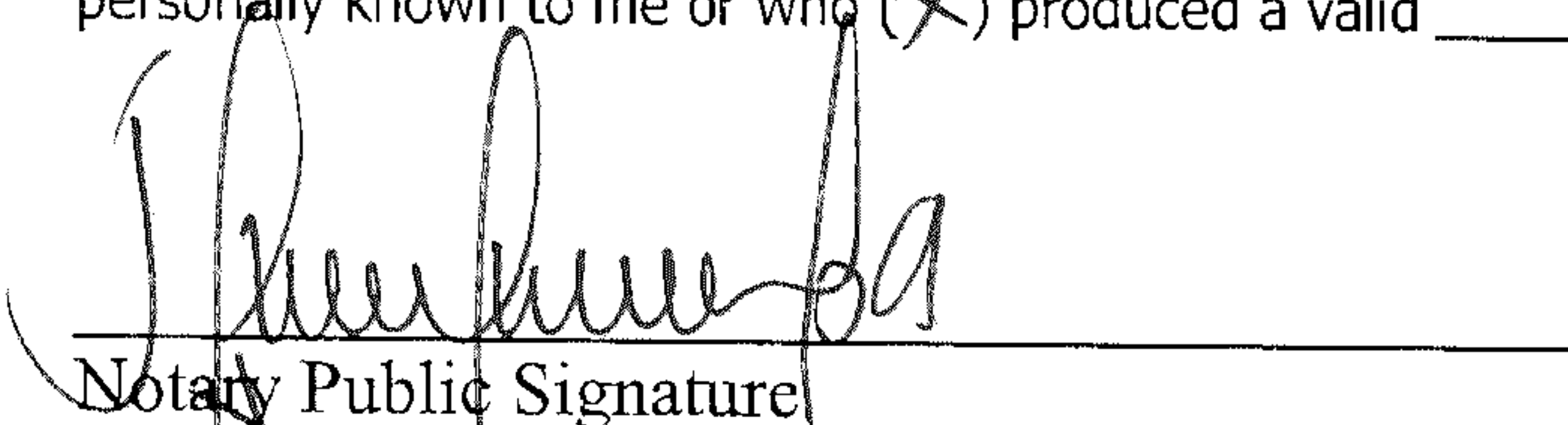
Cooper city FL 33026

State of FLORIDA

County of BROWARD

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on MAY 22nd, 2026, by Belinda Segal Peters, individually and as Trustee of

The Celia Segal 2021 Revocable Trust dated April 13, 2021, and any amendments thereto, who () is/are personally known to me or who (X) produced a valid FLORIDA DL. as identification.



Notary Public Signature

Printed Name: JOYNE MORALES

My Commission Expires: 08/13/2028.

(NOTARY SEAL)

