

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
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Doc. Stamps – \$154.00
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6/10/2026 2:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505566

Doc Stamp-Deed: \$154.00

WARRANTY DEED

This Indenture, made on June 5, 2026 by GOGREEN PROPERTY MGMT, LLC, a Delaware limited liability company whose post office address is: 3850 Biscayne Drive, Winter Springs, Florida 32708, hereinafter called the GRANTOR, to ERIC POMERLEAU and ERIN POMERLEAU, husband and wife, whose post office address is: 2892 Coral Way, Punta Gorda, Florida 33950, 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 1, Block 1068, TWENTYFOURTH ADDITION to PORT CHARLOTTE, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 14, 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: [Signature]

Printed Name: Erin Fussell

Witness Address: 12363 Hernando Road

North Port, FL 34287

2nd Witness Signature: [Signature]

Printed Name: Irma Lucia Castro

Witness Address: 16540 Coventry Lane, Crest Hill, IL 60403

GOGREEN PROPERTY MGMT, LLC, a
Delaware limited liability company

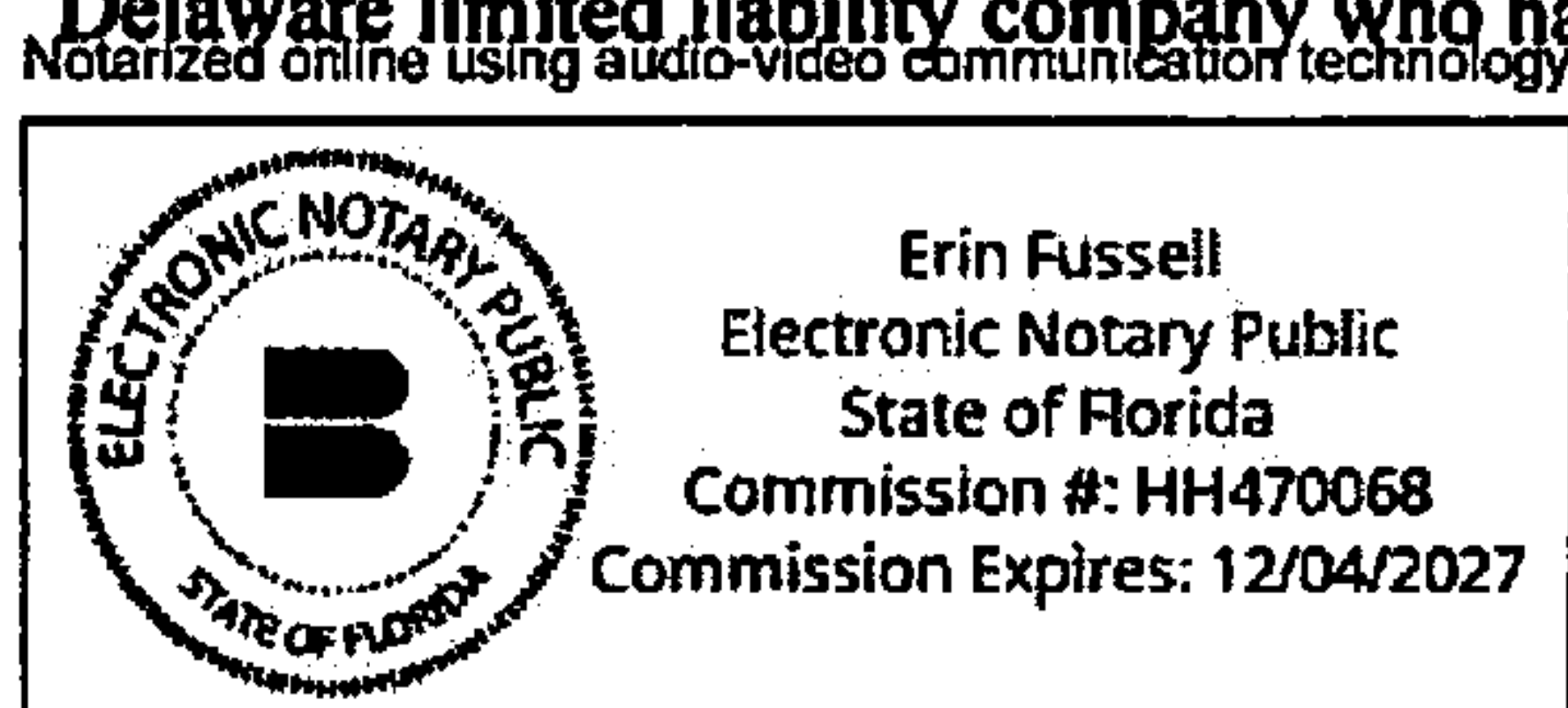
By: [Signature]

Thomas A. Walsh

Its: Manager

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [✓] online notarization, this 2nd day of June 2026, by Thomas A. Walsh as Manager of GOGREEN PROPERTY MGMT, LLC, a Delaware limited liability company who has produced U.S. Passport as identification.



[Signature]
Notary Public Signature

Erin Fussell