

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)

Doc. Stamps – \$196.00
PID No. 1124106802

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078872 1 PG(S)

6/10/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505568

WARRANTY DEED Doc Stamp-Deed: \$196.00

This Indenture, made on June 5, 2026 by SUZANNE EICHELKRAUT, n/k/a SUZANNE EICHELKRAUT THOMANN, a married person, whose post office address is: 1240 Dustin Road, North Port, Florida 34288-8421, 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:

Lots 2 and 3, Block 1068, 24th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 14, 14A through 14M, inclusive, 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: Mitzi Cemovich
Printed Name: Mitzi Cemovich
Witness Address: 1000 TAMAMI TRAIL S VENICE FL 34285

Suzanne Eichelkraut Thomann
SUZANNE EICHELKRAUT n/k/a SUZANNE
EICHELKRAUT THOMANN

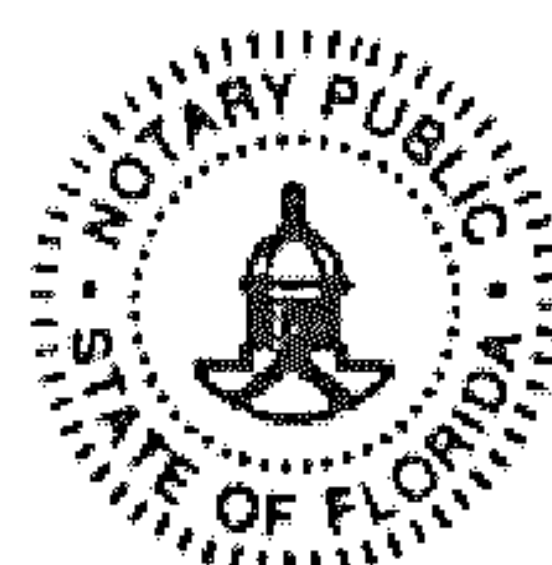
2nd Witness Signature: Stevan J. Mileusnic
Printed Name: STEVAN J. MILEUSNIC
Witness Address: 1000 TAMAMI TRAIL S VENICE FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June 2026, by SUZANNE EICHELKRAUT n /k/a SUZANNE EICHELKRAUT THOMANN, who has produced Florida DL as identification.

[Notary Seal]

Warranty Deed



Stevan J. Mileusnic
Comm.: HH 368401
Expires: Mar. 2, 2027
Notary Public - State of Florida

Stevan J. Mileusnic
Notary Public Signature