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INSTRUMENT # 2026078965 2 PG(S)

6/10/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505638

CONSIDERATION: \$1,395,000.00

DOC TAX: \$9,765.00

RECORD: \$ 1450

PARCEL ID NO.: 0413-07-0017

Doc Stamp-Deed: \$9,765.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 10th day of June 2026, by and between CHRISTOPHER GUERIN and SHARON V. GUERIN, husband and wife, hereinafter referred to as Grantor, whose post office address is 19341 Cruise Drive, Venice, Florida 34292, and MARK ALAN CREECH and ELIZABETH M. STAMOULIS, husband and wife, hereinafter referred to as Grantee, whose post office address is 2806 Norwood Lane, Venice, Florida 34292.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 106, VENICE ACRES, according to the map or plat thereof as recorded in Plat Book 25, Pages 20, 20A through 20C, inclusive, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Jillian J Sacco
Witness Name: Jillian J Sacco

Witness Address: 6424 Silverstar Dr
Sarasota, FL 34240

Troy Sacco
Witness Name: TROY SACCO

Witness Address: 871 VENETIA BLVD.
STE. 201, VENICE FL 34285

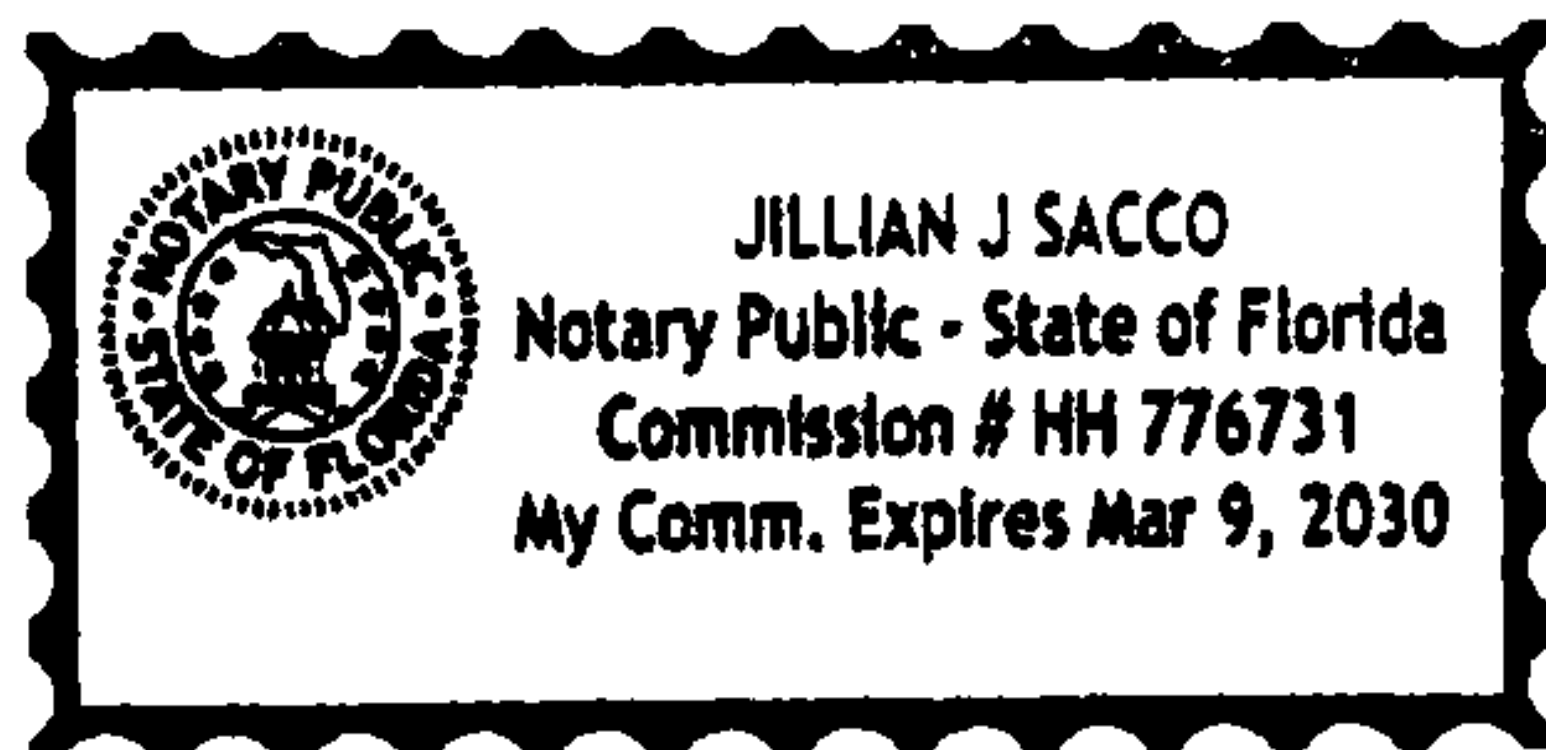
Christopher Guerin
CHRISTOPHER GUERIN

Sharon V. Guerin
SHARON V. GUERIN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of June 2026 by CHRISTOPHER GUERIN and SHARON V. GUERIN, who are personally known to me or have produced FL Drivers License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



Jillian J Sacco
Signature of Notary Public

Jillian J Sacco
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on Mar 9, 2030