

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-433-ASC
Sales Price: Price: \$570,000.00

6/12/2026 2:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506836

Doc Stamp-Deed: \$3,990.00

General Warranty Deed

Made this 12th day of June, 2026 By **Dennis M. Schoeller and Yvette Schoeller, husband and wife**, whose address is: 29 Seaport Way, Dover, NH 03820, hereinafter called the grantor, to **Mostafa Abazari and Soheila Amiri, husband and wife**, whose post office address is: 2381 Sonoma Drive West, Nokomis, FL 34275, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 80, MISSION ESTATES UNIT TWO, a subdivision according to the map or plat thereof, as recorded in Plat Book 39, Pages 46 & 46-A thru 46-C, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0163080014**

Together with all the 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 except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Alice Clark

Witness Signature above:

Dennis M. Schoeller

Dennis M. Schoeller

29 Seaport Way, Dover, NH 03820

Witness print name below:

Alice Clark

Witness Address:

110, NOKOMIS AVE N
VENICE FL 34285

Yvette Schoeller

Yvette Schoeller

29 Seaport Way, Dover, NH 03820

Jennifer Archambault

Witness Signature above:

Witness print name below:

Jennifer Archambault

Witness Address:

110 Nokomis Ave N.
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 10th day of June, 2026, by Dennis M. Schoeller and Yvette Schoeller, (☐) who is/are personally known to me or (☒) who has/have produced FL DRIVERS License as identification.

Alice Clark

Signature of Notary Public

Alice Clark

Print, Type/Stamp Name of Notary

