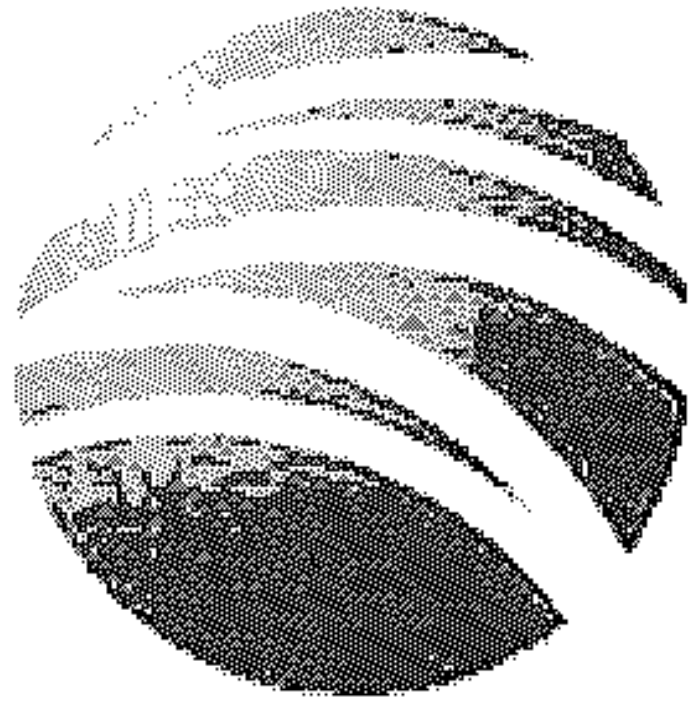




SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080489 3 PG(S)

6/12/2026 3:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506928

Prepared by and Return to:

Doc Stamp-Deed: \$1,960.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03832

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 12 day of June, 2026 by Fotos Investment Group, LLC, a Florida Limited Liability Company, hereinafter called the Grantor, to Jason J. Miller, A Single Man, whose post office address is: 1528 Koltenborn Road, North Port, FL 34288, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 17, Block 1599, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 15, Page 16, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1120159917

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Witness: (Signature)

Printed Name Jennifer Lynn Flodin

304 W. Venice Ave
Address

Venice FL 34285
City, State, Zip

Fotos Investment Group, LLC, a Florida Limited Liability Company

By: The Nicholas Fotos Revocable Living Trust dated October 30, 2008
Its Sole Member & Manager

Rosemarie Shepherd
By: Rosemarie Shepherd, Successor Co-Trustee
415 E. Miller St
Orlando, FL 32806

Witness: (Signature)

Printed Name Deb Hitchings

304 W. Venice Ave
Address

Venice, FL 34285
City, State, Zip

State of FL
County of Sarasota

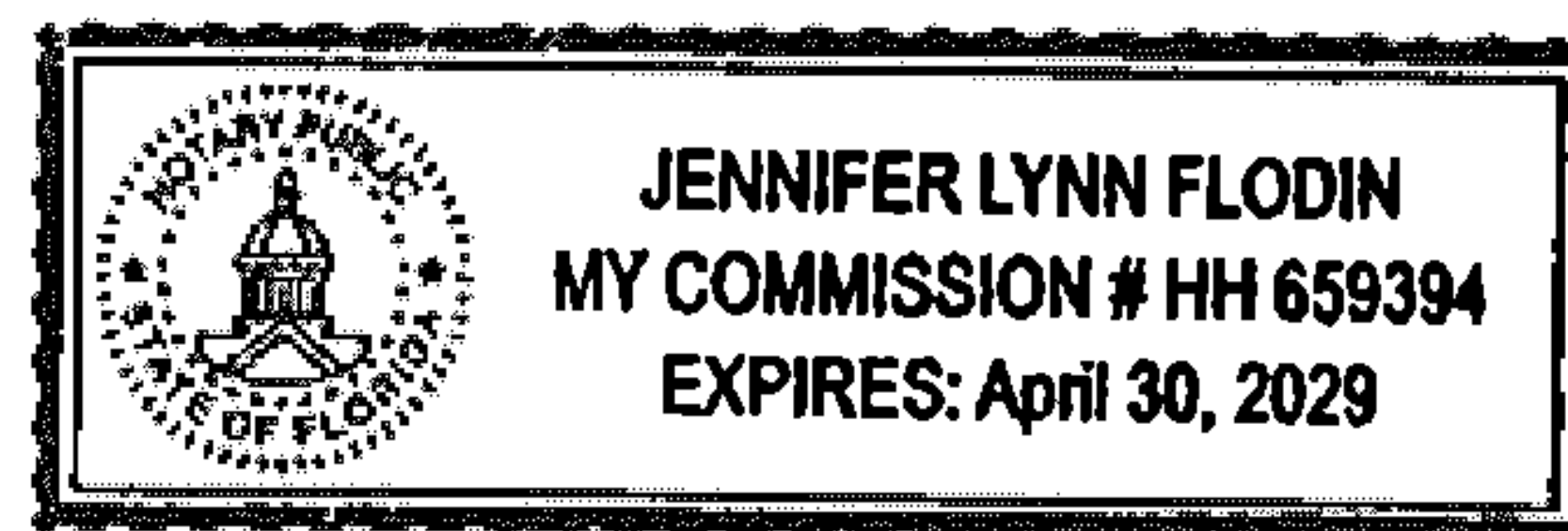
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of June, 2024, by Rosemarie Shepherd, Successor Co-Trustee, who: ☐ is personally known to me or ☒ produced FL DL as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal



Signed, sealed and delivered in our presence:

Gina Wittenhagen
Witness: (Signature)

Printed Name Gina Wittenhagen

2875 Soren Ave #500
Address

Orl FL 32806
City, State, Zip

Fotos Investment Group, LLC, a Florida Limited Liability Company

By: The Nicholas Fotos Revocable Living Trust dated October 30, 2008,
Its Sole Member & Manager

[Signature]
By: John Fotos, Successor Co-Trustee
415 E. Miller St
Orlando, FL 32806

Antonia Tarnaroutskaya
Witness: (Signature)

Printed Name Antonia Tarnaroutskaya

2875 Soren Ave #500
Address

Orl FL 32806
City, State, Zip

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of June, 2022, by John Fotos, Successor Co-Trustee, who: ☐ is personally known to me or ☒ produced FL DL as identification.

Pamela Wolfgramm
NOTARY PUBLIC (signature)

Print Name: Pamela Wolfgramm

My Commission Expires: 03-31-2029

Stamp/Seal:

