

PREPARED BY:/RETURN TO:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508706
Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 16 June 2026, between **Dumitru Cristea and Emilia Cristea, husband and wife**, Grantors, and **Dumitru Cristea and Emilia Cristea as Co-Trustees, and their successors, of The Cristea Family Revocable Trust under Declaration of Trust dated June 16, 2026**, Grantees, whose post office address is **2575 Averland Loop, North Port FL 34287**.

WITNESSETH, that said Grantor, for and in consideration of the sum of ONE DOLLAR and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lots 7 and 18, Block 11, Warm Mineral Springs, Unit 80, according to the map or plat thereof, recorded in Plat Book 9, Pages 11, 11A, Public Records of Sarasota County, Florida. Tax Parcel IDs 0770110024 and 0770110037.

AND

Lot 7, Block 1291, 26th Addition to Port Charlotte Subdivision, a Subdivision according to the plat thereof as recorded in Plat Book 15, Pages 3, 3A through 3S, inclusive, of the Public Records of Sarasota County, Florida. Tax Parcel ID 0972129107.

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

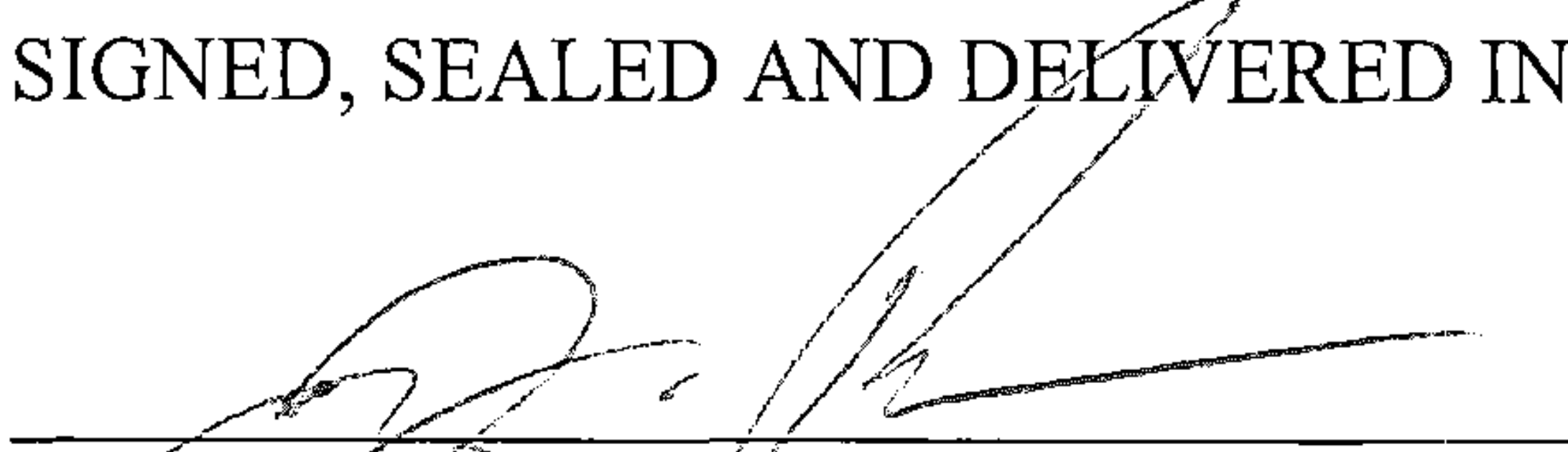
With full power in Grantees and Grantees' successors as Trustee to sell, lease, mortgage or otherwise convey the subject property or any part thereof or any interest therein, to subdivide the same or combine it with others for purposes of sale, lease or development, and otherwise to manage, conserve and protect the subject property.

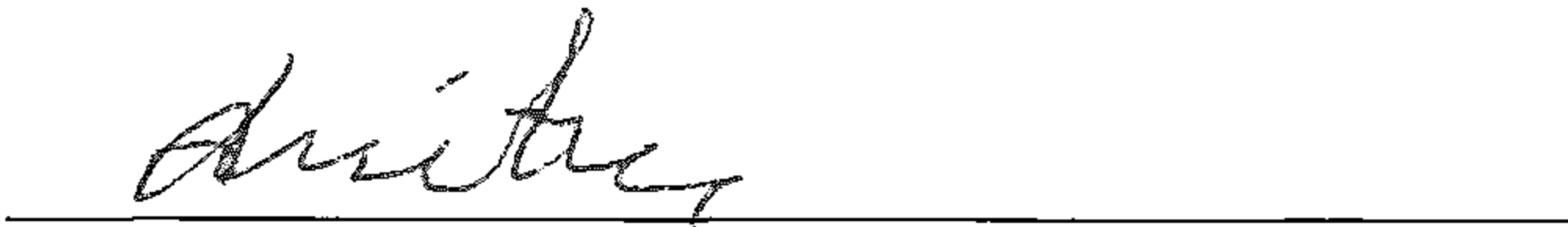
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

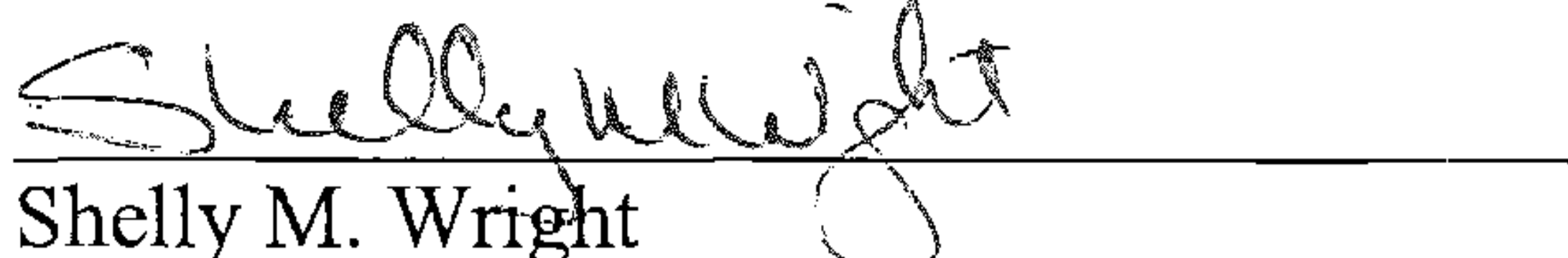
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

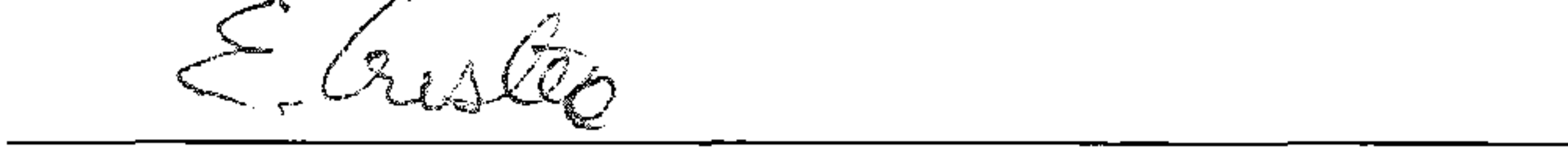
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:


Jeffrey M. Backo
13801 Tamiami Trail, Suite D
North Port FL 34287


Dumitru Cristea
2575 Averland Loop
North Port FL 34287


Shelly M. Wright
13801 Tamiami Trail, Suite D
North Port FL 34287


Emilia Cristea
2575 Averland Loop
North Port FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 16th day of June 2026, by **Dumitru Cristea and Emilia Cristea**, who ☐ are personally known to me, or ☒ have produced FL DRIVER LICENSES as identification.




Notary Public – State of Florida