

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085036 2 PG(S)

6/22/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510853

Doc Stamp-Deed: \$2,345.00

Prepared by and return to:

Patrick Rosenbaum

Premier Title of Florida

17827 Murdock Circle

Suite A

Port Charlotte, FL 33948

File No PTF-26-183

Parcel Identification No 0071140006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 16th day of June, 2026 between **Harold Kyriazi**, whose post office address is 4245 Bryn Mawr Road, Pittsburgh, PA 15219, of the County of Allegheny, Pennsylvania, Grantor, to **Kevin James Darr, a single man, and Kendyl Lynn Stockard, a single woman, as joint tenants with the right of survivorship**, whose post office address is 3109 Elmer Street, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 15, Block A, Sunset, according to the plat thereof as recorded in Plat Book 1, Page 163, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Daniel S. Sullivan
WITNESS
PRINT NAME: Daniel S. Sullivan

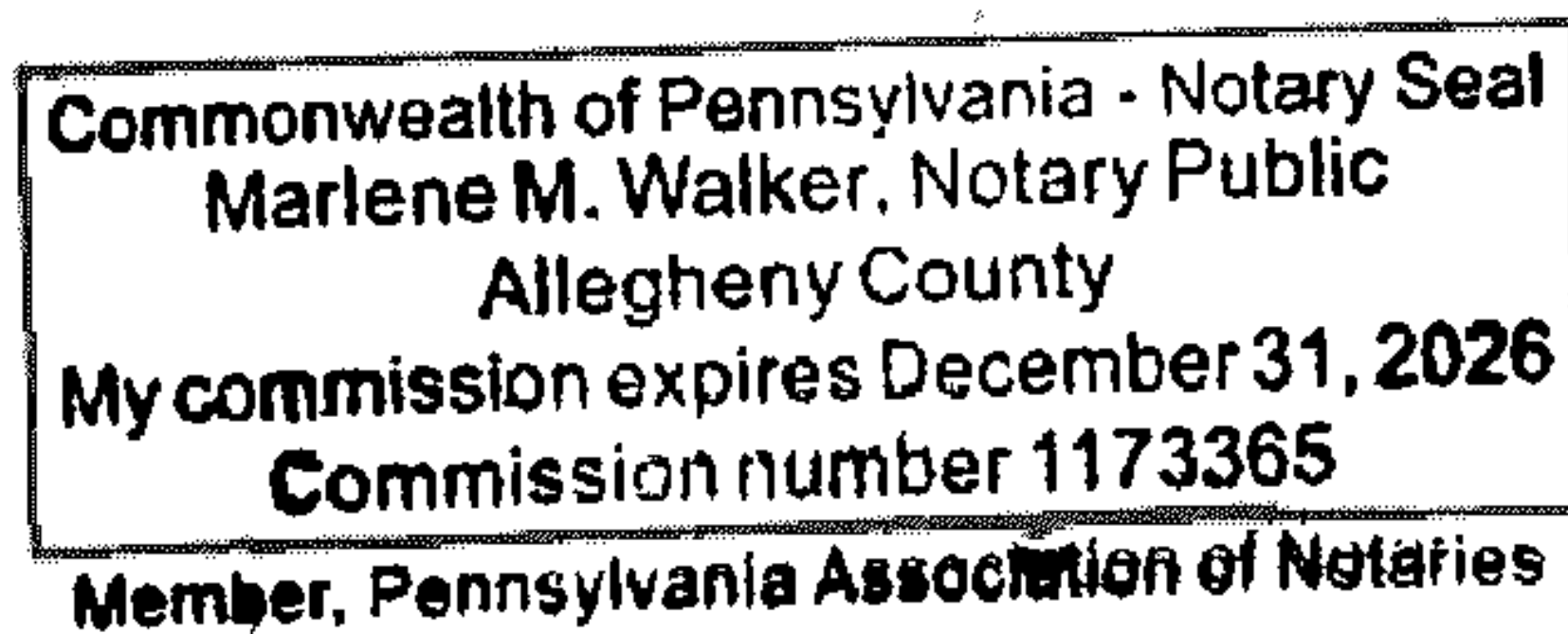
x Ambly Duncan-Carr
WITNESS
PRINT NAME: Ambly Duncan-Carr

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of June, 2026, by Harold Kyriazi, ☐ who is personally known to me or ☒ who has produced Pa Drivers license as identification.

Marlene M Walker
Signature of Notary Public

Marlene M Walker
Print, Type/Stamp Name of Notary



Harold Kyriazi
Harold Kyriazi
420 29th St
McKeesport PA 15132
WITNESS 1 ADDRESS
420 29th St
McKeesport PA 15132
WITNESS 2 ADDRESS