

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086653 3 PG(S)
June 25, 2026 10:45:28 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



**This Instrument Prepared By and
Mail Recorded Deed to:**

Scott Smith
5900 Balcones Drive #21113
Austin, TX 78731

Mail Tax Statements To:

✓ 8180 Porto Chico Avenue Trust
P.O.Box 7612 North Port, FL 34290

Parcel ID No.: 0995-19-1515

Purchase Price Paid: \$0.00

Other Consideration: \$0.00

Documentary Stamp Tax: \$0.00

WARRANTY DEED

THIS WARRANTY DEED is made on June 25, 2026, by **Andrew Dremann and Wendy D. Dremann**, husband and wife, whose address is 8180 Porto Chico Avenue, North Port, FL 34287 (herein, "Grantor") to **Scott Royal Smith, Trustee of the 8180 Porto Chico Avenue Trust**, with a mailing address of P.O.Box 7612 North Port, FL 34290 (herein, "Grantee").

GRANTOR, in consideration of Zero Dollars receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of **Sarasota**, State of Florida:

Lot 15, Block 1915, Forty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 16, Page 42 of the Public Records of Sarasota County, Florida.

Property street address: **8180 Porto Chico Avenue, North Port, FL 34287**

TOGETHER WITH all of the rights, privileges, and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, into or out of such real property.

SUBJECT TO: conditions, restrictions, reservations, limitations and encumbrances of record; and zoning and other regulatory ordinances and taxes for the current year and all later years

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX IN EXCESS OF THE MINIMUM AS FIRST STATED OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

[Signature]
Andrew Dremann

Witnesses:

[Signature]
Witness #1 Signature

Cathy Redman
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Denai Groude
Witness #2 Printed Name

Witness #1 Full Mailing Address:

4000 S Tamiami Tr
Venice FL 34293

Witness #2 Full Mailing Address:

4000 S Tamiami Tr
Venice FL 34293

STATE OF FLORIDA

COUNTY OF Sarasota .SS

On 6/25/26 (date), before me Andrew Dremann (Notary name), a notary public, personally appeared by physical presence, **Andrew Dremann** (name(s) of signer(s)) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached **WARRANTY DEED** (name of document) instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known ☒ OR

Produced identification _____ Type of identification produced: _____

[AFFIX NOTARY SEAL]



[Signature]
Signature of Notary Public

My Commission Expires: 6/5/28

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Wendy D. Dremann

Wendy D. Dremann

Witnesses:

Cathy Redman

Witness #1 Signature

Cathy Redman

Witness #1 Printed Name

Denai Goude

Witness #2 Signature

Denai Goude

Witness #2 Printed Name

Witness #1 Full Mailing Address:

4000 S. Tamiami Trl
Venice FL 34293

Witness #2 Full Mailing Address:

4000 S. Tamiami Trl.
Venice FL 34293

STATE OF FLORIDA

COUNTY OF SARASOTA .SS

On 6/25/26 (date), before me Wendy D. Dremann (Notary name), a notary public, personally appeared by physical presence, Wendy D. Dremann (name(s) of signer(s)) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached **WARRANTY DEED** (name of document) instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR

Produced identification Type of identification produced:



Kristie Packard
Signature of Notary Public

My Commission Expires: 6/5/2028

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.