

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, FL 34287
File Number: 26-295

7/10/2026 1:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518385

General Warranty Deed

Doc Stamp-Deed: \$280.00

This Indenture, made this July 10, 2026 A.D. By **Frank Scarpino, Individually and as Trustee of the Scarpino Living Trust U/A/D 1/17/2024 Tina F. Scarpino, individually and as Trustee of the Scarpino Living Trust U/A/D 1/17/2024, and Rocco Scarpino NKA Rocky Farace**, whose post office address is: 7310 47th Avenue Circle East, Bradenton, Florida 34203, hereinafter called the grantor, to **Kremno Properties, LLC**, whose post office address is: 1921 Nobegras Avenue, North Port, Florida 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 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:

Lots 32 and 33, Block 586, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14, Page(s) 6, 6A through 6V, of the Public Records of Sarasota County, Florida.

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) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0968058633**

Subject to reservations, restrictions, and easements of record.

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

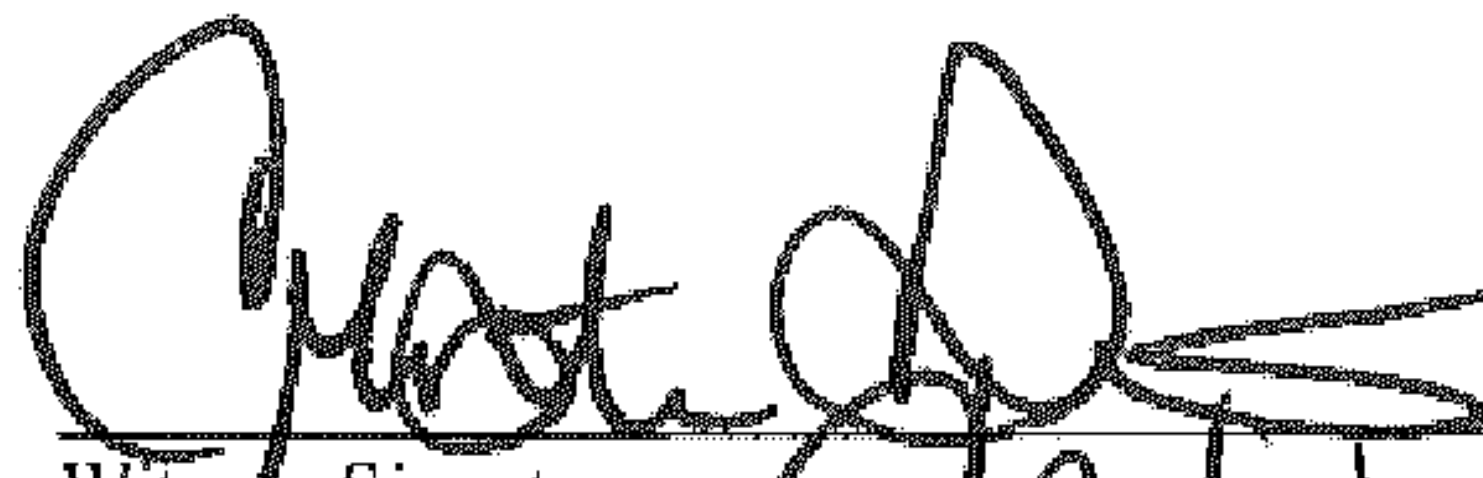
To Have and to Hold, the same in fee simple forever.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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

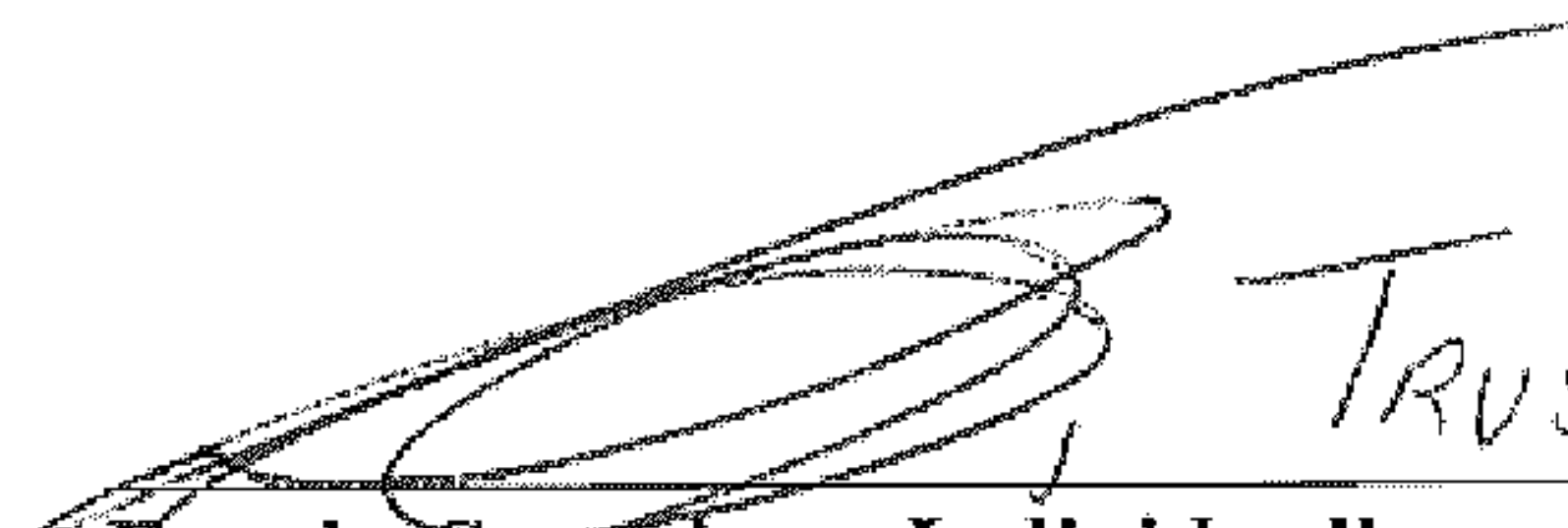
Signed, sealed and delivered in our presence:

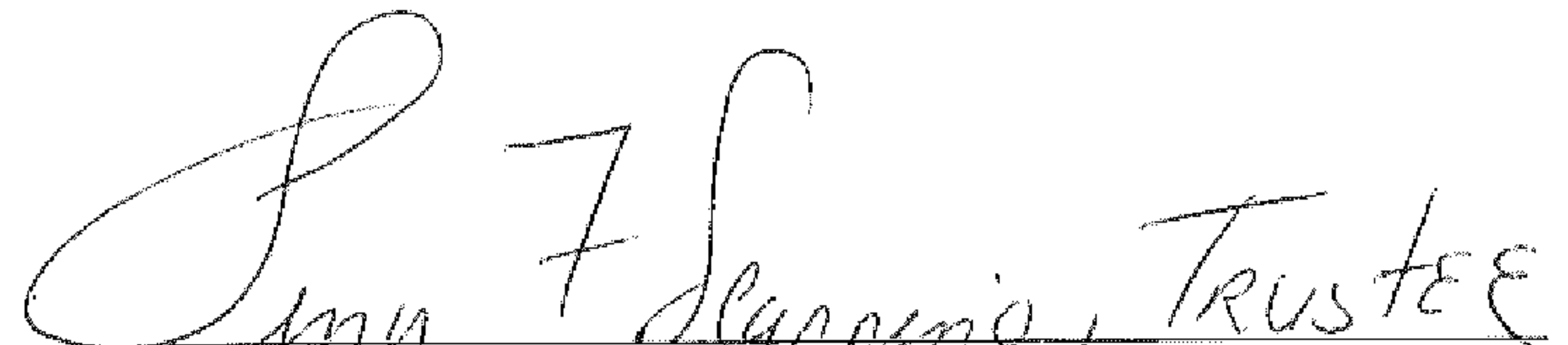

Witness Signature
Print Witness Name: Cristina Doolittle

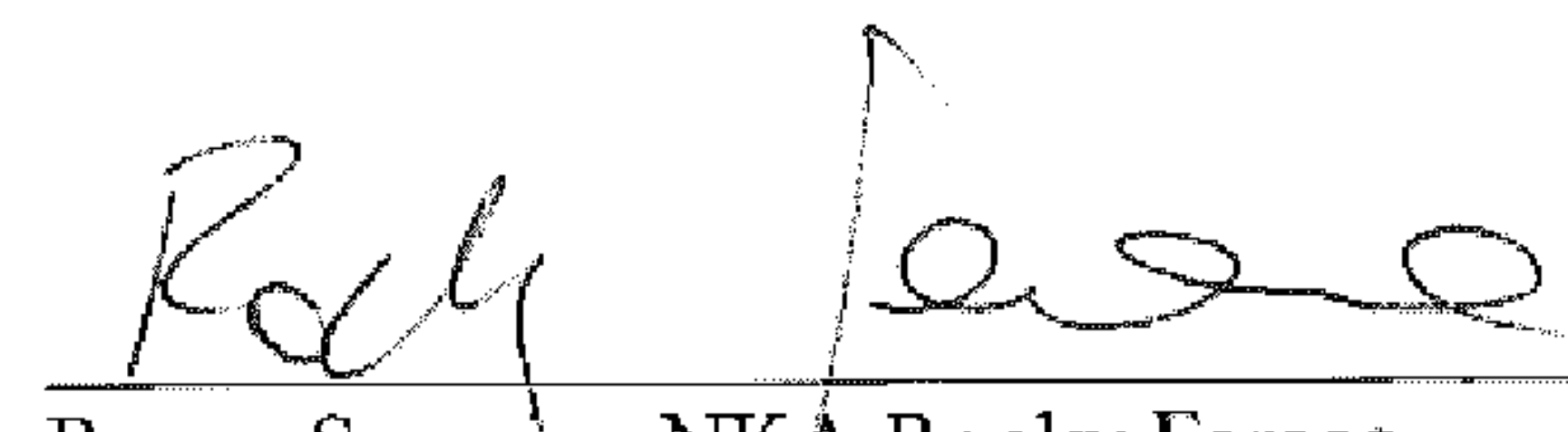
Print Witness Address: 14850 JAMAMI TRAIL
City and zip code: NORTH FORT, FL 34087


Witness Signature
Print Witness Name: Marion Franklin

Print Witness Address: 14850 JAMAMI TRAIL
City and zip code: NORTH FORT, FL 34087


Trustee
Frank Scarpino, Individually and as Trustee of the
Scarpino Living Trust U/A/D 1/17/2024

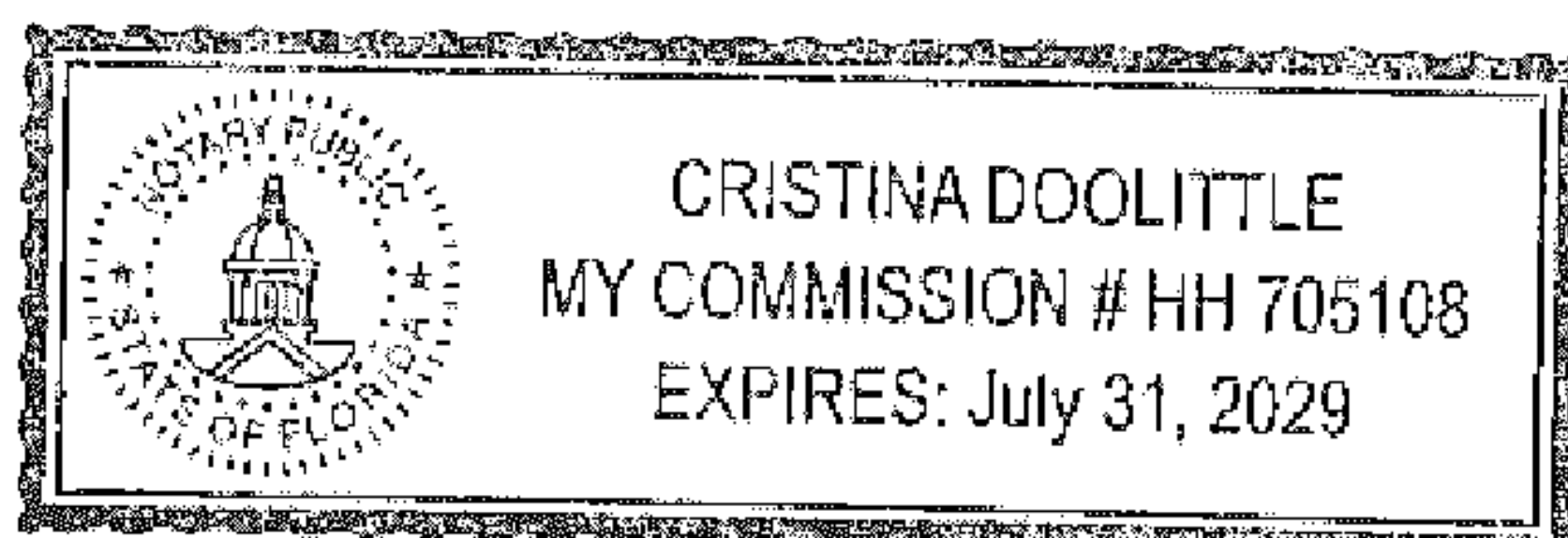

Trustee
Tina F. Scarpino, Individually and as Trustee of the
Scarpino Living Trust U/A/D 1/17/2024

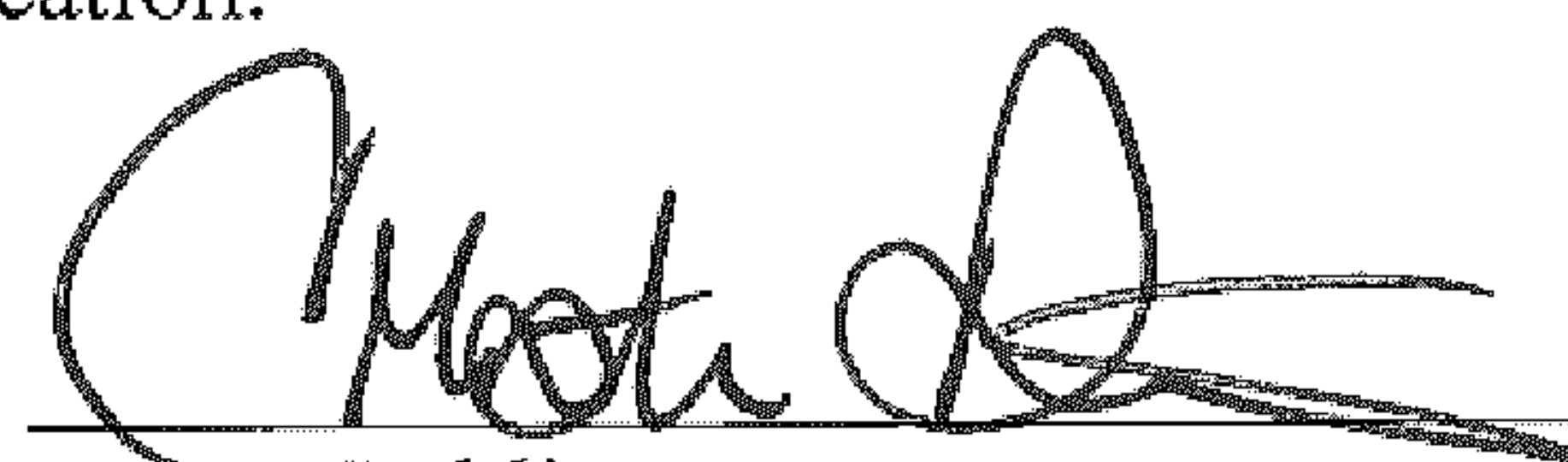

Rocco Scarpino NKA Rocky Farace

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 July, 2026, by Frank Scarpino, Individually and as Trustee of the Scarpino Living Trust U/A/D 1/17/2024 Tina F. Scarpino, individually and as Trustee of the Scarpino Living Trust U/A/D 1/17/2024 Rocco Scarpino NKA Rocky Farace, who is/are personally known to me or who has produced FL DL / AL DL as identification.

[SEAL]




Notary Public
Print Name: _____

My Commission Expires: _____