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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522828

Doc Stamp-Deed: \$140.00

Prepared by and return to:

Pamela Fajardo

EASY TITLE & ESCROW LLC

618 Southwest 3rd Street

170

Cape Coral, FL 33991

(239) 471-7579

File No 2026-253

Parcel Identification No 0964-08-5007

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WARRANTY DEED

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

This indenture made the 20th day of July, 2026, between Eleftheria Pappas, a single woman, whose post office address is 71 EMS T7B Lane, Leesburg, IN 46538, of the County of Kosciusko, Indiana, Grantor, to Menterro S. Smart and Jennifer Smart, husband and wife, whose post office address is 3104 Stockton Avenue, North Port, FL 34286, of the County of Sarasota, Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 7, Block 850, of 19 Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 14, Page 7, 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 a homestead property. Grantor's residence and homestead address is: 71 EMS T7B Lane, Leesburg, IN 46538.

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

Eleftheria Pappas by Fotine Haubenreiser, her Attorney-In-Fact
Eleftheria Pappas by Fotine Haubenreiser, her Attorney-In-Fact

WITNESS

PRINT NAME: Jeff Plane

WITNESS

PRINT NAME: Erin J. Hayden

STATE OF Indiana

COUNTY OF KOSCIUSKO

71 EMS T7B LN

Leesburg, IN 46538

WITNESS 1 ADDRESS

5285 ORINOCORUN

Fort Wayne, IN 46818

WITNESS 2 ADDRESS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2026, by Fotine Haubenreiser, as Attorney-In-Fact for Eleftheria Pappas, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

[Signature]
Signature of Notary Public

Erin J. Hayden
Print, Type/Stamp Name of Notary

Commission # NP0763659

