

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-321

7/24/2026 11:34 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523972

General Warranty Deed Doc Stamp-Deed: \$2,450.00

This Indenture, made this July 22, 2026 A.D. By **Chinch Bug Properties LLC**, a Florida **limited liability company**, whose post office address is: 4839 Sweetmeadow Cir., Sarasota, Florida 34238, hereinafter called the grantor, to **Peter M. Moroz**, a **single person**, whose post office address is: 1717 Joyce St, Sarasota, Florida 34231, 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:

Lot 21, Block F, TROPICAL SHORES SUBDIVISION, according to the plat thereof, as recorded in Plat Book 9, Pages 50A and 50B, 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: **0130080029**

Subject to reservations, restrictions, and easements of record.

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

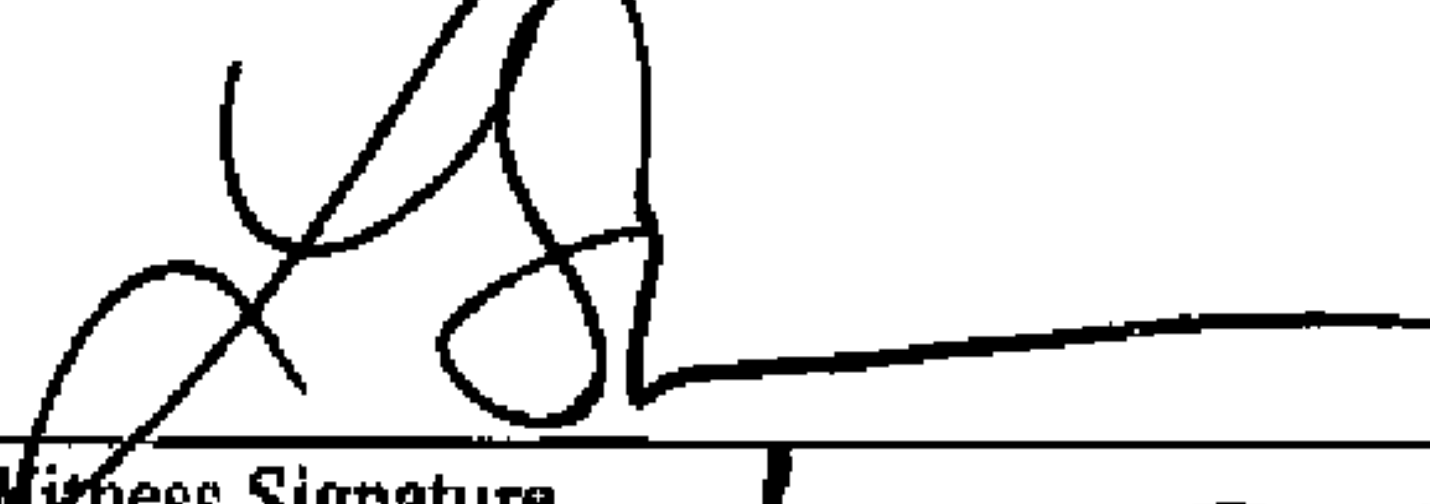
To Have and to Hold, the same in fee simple forever.

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: Lisa Schweit
Print Witness Address: 2000 Webster St.
City and zip code: Sarasota FL 34239



Witness Signature
Print Witness Name: Sue A. Houser
Print Witness Address: 2000 Webster Street
City and zip code: Sarasota, FL 34239

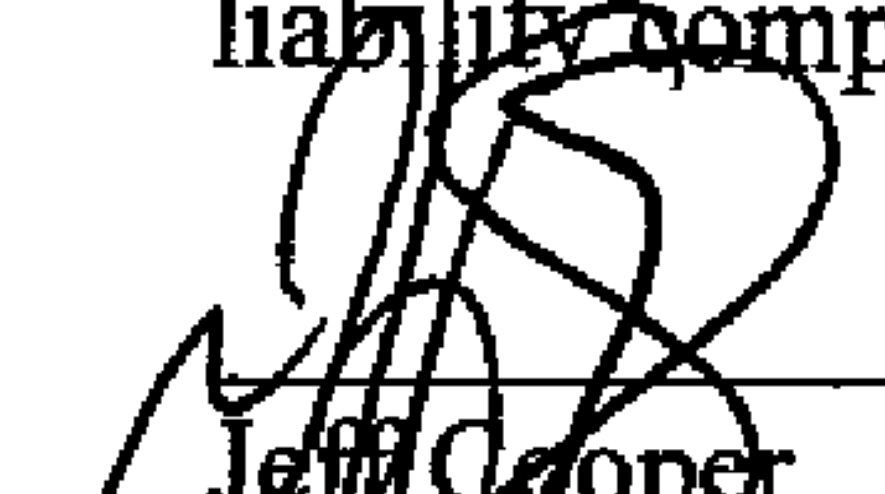
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 10th day of July, 2026, by Jeff Cooper and Susan Cooper, as Authorized Members for Chinch Bug Properties LLC, a Florida limited liability company, who are personally known to me or who has produced FL DL as identification.

[SEAL]



Chinch Bug Properties LLC, a Florida limited liability company



Jeff Cooper
Its Authorized Member


Susan Cooper
Its Authorized Member



Notary Public
Print Name: Lisa Schweit

My Commission Expires: Aug 2028