

8/5/2026 12:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3528793

Prepared by and Recording Requested by:

Levy Salis LLP

Zachary T. Feinberg, Esq.

2047 Mansfield Street, 3rd Floor

Montreal, Quebec, H3A 1Y7, Canada

WHEN RECORDED, MAIL TO:

Premier Settlement Services of Florida, LLC

1605 Main St., Suite 1112

Sarasota, Florida 34236

Doc Stamp-Deed: \$4,340.00

Parcel Identification Number: 0443-12-0004

WARRANTY DEED

This Indenture made this 5 day of August, 2026

BETWEEN ROBERT POBI and MARGARET POBI (a/k/a MARGARET SMIDA POBI), Individually and as Trustees of **THE ROBERT POBI LIVING TRUST**, under agreement dated the 16th day of December, 2022, as to a fifty percent (50%) right, title and interest in to that hereafter described property, and **MARGARET POBI (a/k/a MARGARET SMIDA POBI) and ROBERT POBI**, Individually and as Trustees of **THE MARGARET POBI LIVING TRUST**, under agreement dated the 16th day of December, 2022, as to a fifty percent (50%) right, title and interest in to that hereafter described property, as tenants in common (address: **560 Croissant Chelsea, Beaconsfield, Quebec, H9W 4N5, Canada**) (hereinafter called the grantor*)

AND SOTIRIOS NTZANIS and BRITTANY NTZANIS, husband and wife, as tenants by the entirety (address: **402 Devonshire Lane, Venice, Florida 34293**) (hereinafter called the grantee*)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in **SARASOTA** County, Florida, to-wit:

Lot 88, THE PLANTATION UNIT ONE, according to the plat thereof recorded in Plat Book 28, Pages 4, 4A through 4E, inclusive, Public Records of Sarasota County, Florida.

Together with interest in that certain Easement dated December 14, 1987, recorded in Official Records Book 1997, Page 1537, Public Records of Sarasota County, Florida.

The Grantors are not residents of the State of Florida and have not declared Florida as their domicile, and the above-described property IS NOT the homestead of either of the Grantors, Grantors' spouses and/or dependent(s) nor is the same contiguous to the homestead of the Grantors, Grantors' spouses and/or dependent(s).

THIS conveyance is made subject to the following:

1. Real estate taxes and assessments levied this year and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All other covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property.

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.

*"grantor" and "grantee" are used for singular or plural, as context requires.

AND said grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this ___ day of August, 2026.

Signed, sealed and delivered in our presence.

Witness to All

Print name: Hayley Baldinelli

Witness Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Witness to All

Print name: Maureen E. Reid

Witness Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

ROBERT POBI, Individually and as Trustee of
THE ROBERT POBI LIVING TRUST, w/a/d
12/16/2022

MARGARET POBI (a/k/a MARGARET
SMIDA POBI), Individually and as Trustee of
THE ROBERT POBI LIVING TRUST, w/a/d
12/16/2022

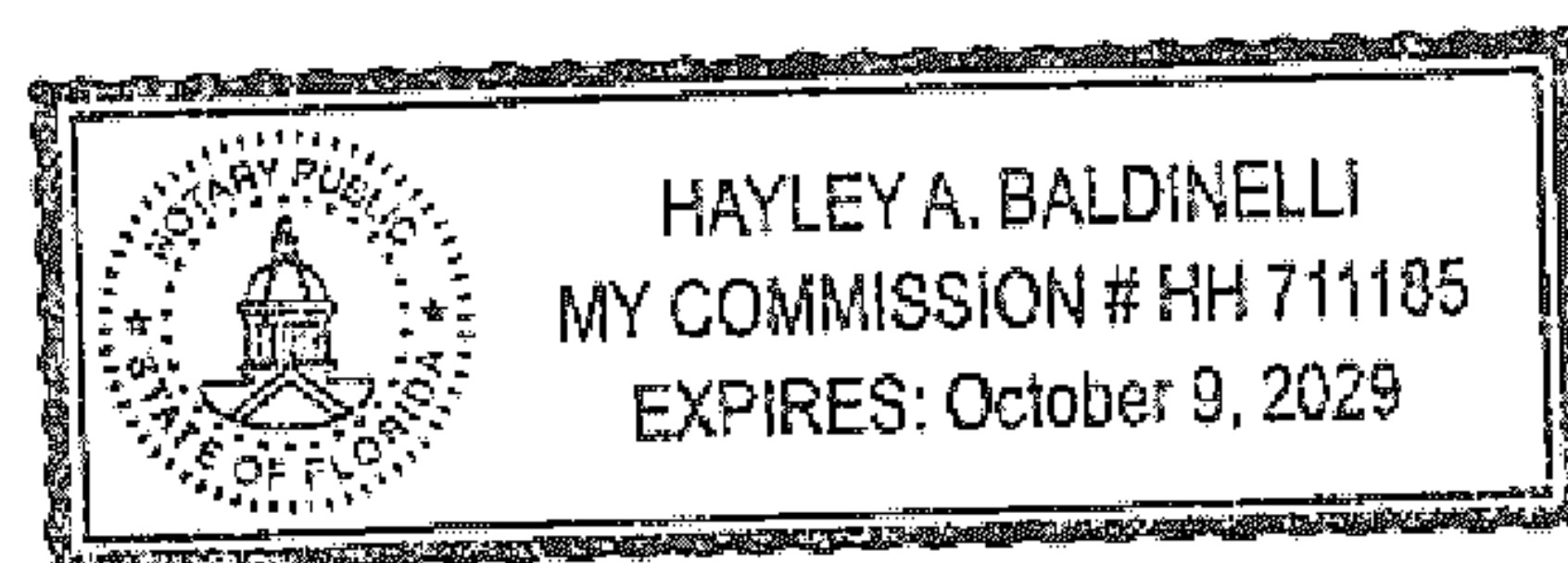
MARGARET POBI (a/k/a MARGARET
SMIDA POBI), Individually and as Trustee of
THE MARGARET POBI LIVING TRUST,
12/16/2022

ROBERT POBI, Individually and as Trustee of
THE MARGARET POBI LIVING TRUST,
12/16/2022

STATE OF FLORIDA
SARASOTA COUNTY

I HEREBY CERTIFY that on this day before me by means of ☒ physical presence or ☐ online notarization, an officer duly qualified to take acknowledgments in the State and County aforesaid, personally appeared ROBERT POBI and MARGARET POBI (a/k/a MARGARET SMIDA POBI), Individually and as Trustees of THE ROBERT POBI LIVING TRUST, under agreement dated the 16th day of December, 2022, and MARGARET POBI (a/k/a MARGARET SMIDA POBI) and ROBERT POBI, Individually and as Trustees of THE MARGARET POBI LIVING TRUST, under agreement dated the 16th day of December, 2022, personally to me known to be the persons described in and who executed the foregoing instrument or have produced their Canada passport as identification and acknowledged before me that they executed the same, and who did/did not take an oath.

WITNESS my hand and official seal in the State and County aforesaid, this 3 day of August, 2026.



Name:

Title:

My commission expires:
(SEAL)