

8/14/2026 10:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532586

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3130-001
Will Call No.:

Doc Stamp-Deed: \$234.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of August, 2026 between Zarembo LLC, a Florida limited liability company whose post office address is 356 NW Emilia Way, Jensen Beach, FL 34957, grantor, and Molly K. Drayer, a single woman whose post office address is 2672 TWP. RD. 21, Marengo, OH 43334, grantee;

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 9, Block 1542, THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION,
according to the plat thereof as recorded in Plat Book 15, Page 15, Public Records of Sarasota
County, Florida.

Parcel Identification Number: 0955154209

Subject to easements, restrictions and reservations 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.

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:

Olga Zarembo

Witness Name: Olga Zarembo

Witness Address: 101 SE Ocean Blvd, 102
Stuart, FL 34954

Svetlana Z. Nemeroff

Witness Name: Svetlana Z. Nemeroff

Witness Address: 101 SE Ocean Blvd, 102
Stuart, FL 34954

Zarembo LLC, a Florida limited liability company

By *[Signature]*
Daniel Zarembo, Authorized Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026 by Daniel Zarembo, Authorized Member of Zarembo LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Svetlana Z. Nemeroff
Notary Public

Printed Name: _____

My Commission Expires: _____

