

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119404 2 PG(S)**

9/1/2026 2:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539960

Doc Stamp-Deed: \$2,170.00

Consideration: \$310,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50386-001

Property Appraiser's Parcel ID No.: 0957070503

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **PIETER D. KEMP AND NICHOLE ROSE KEMP, HUSBAND AND WIFE**, whose address is **3336 Meadow Run Terrace, Venice, FL 34293** (hereinafter "GRANTOR"), and **JESSE LAURENO AND SHELBY LAURENO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3171 Horace Ave, North Port, FL 34286** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, BLOCK 705, 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 16, 16A THROUGH 16L, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated August 1, 2026 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

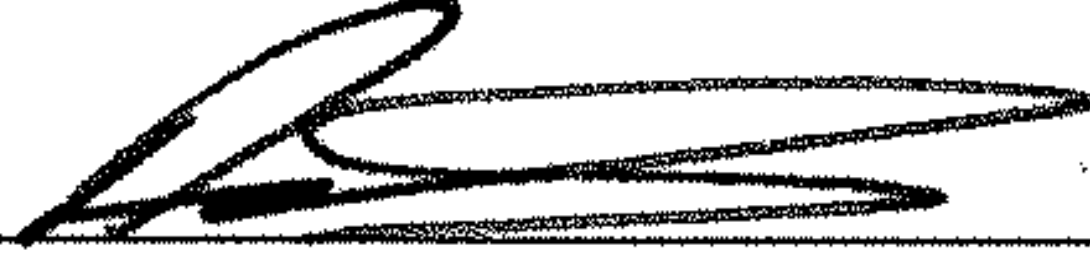
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

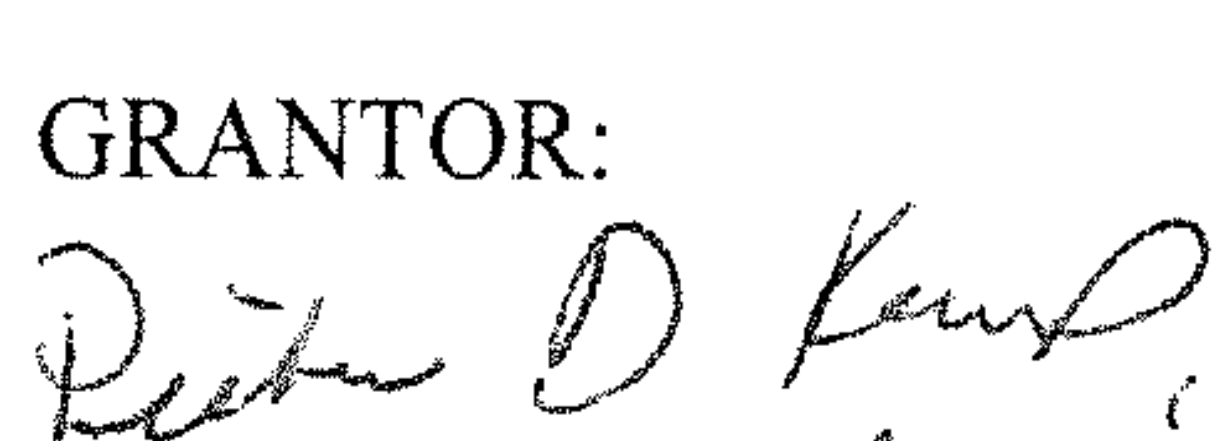
(1)


Printed Name Andrew Conaboy
P.O. Address 201 Center Road
Venice, FL 34285

(2)


Printed Name Brent Ortigosa
P.O. Address 201 Center Road
Venice, FL 34285

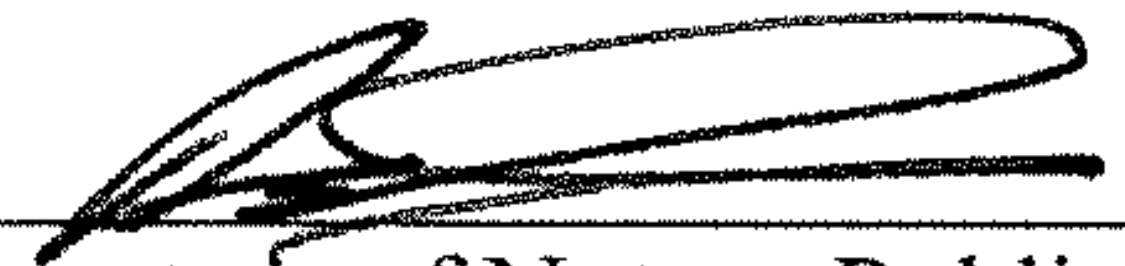
GRANTOR:


as his Attorney In Fact
Pieter D. Kemp, by Nichole Rose Kemp, as his
Attorney In Fact


Nichole Rose Kemp

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31 day of August, 2026, by Nichole Kemp, as Attorney-In-Fact for Pieter D. Kemp and Nichole Rose Kemp, () who is/are personally known to me or (X) who has/have produced Driver license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

