

Prepared by and return to:

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File Number: 3130-001

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540493

Doc Stamp-Deed: \$0.70

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Corrective Warranty Deed

This Warranty Deed made this 2 day of September 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 and 10, 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 and 0955154210

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.

This Corrective Warranty Deed is being recorded to correct Instrument No. 2026110847. More specifically the Warranty Deed recorded on August 14, 2026 provides only one parcel being conveyed. Whereas this Warranty Deed recorded August 14, 2026 lists 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, the correct property description is now listed in this corrective deed. This Corrective Warranty Deed is meant to replace and supersede Instrument No. 2026110847 to show the correct parcel being conveyed as Lot 9 and 10, 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 and 095554210.

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:

	Zarembo LLC, a Florida limited liability company
Sebastian Cruz	By: Sebastian Cruz
Witness Name: Sebastian Cruz	Daniel Zarembo, Authorized Member
Witness Address: 101 SE Ocean Blvd 102	
Stuart, FL 34954	
Witness Name: Svetlana Z Nemeroff	
Witness Address: 101 SE Ocean Blvd 102	
Stuart, FL 34954	

State of Florida	
County of Martin	
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of September, 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.	
	<i>Svetlana Z. Nemeroff</i> Notary Public
	Printed Name:
	My Commission Expires: