

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

Doc. Stamps – \$1,785.00
PID No. 0984048311

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540501

Doc Stamp-Deed: \$1,785.00

WARRANTY DEED

This Indenture, made on August 31, 2026 by NEILL P. HEIM and STEPHANIE N. HEIM, husband and wife, whose post office address is: 4311 Pompano Road, Venice, Florida 34293, hereinafter called the GRANTOR, to NORVELL HERITAGE PROPERTIES, LLC, a Florida limited liability company, whose post office address is: 7282 55th Ave. E. #162, Bradenton, Florida 34203 hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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 11, Block 483, Eighth Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded at Plat Book 12, Pages 20, 20-A thru 20-Z-2, in the Public Records of Sarasota County, Florida

The property is the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida.
Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature:

Printed Name: Stephen L. Milosavljevic

Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

NEILL P. HEIM

2nd Witness Signature:

Printed Name: Mitzi Cemovich

Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August 2026, by NEILL P. HEIM who has produced FLDL as identification.

[Notary Seal]

Mitzi Cemovich
Notary Public Signature

Warranty Deed

1st Witness Signature: [Signature]
Printed Name: STEVEN J. MILEWSKI
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285

[Signature]
STEPHANIE N. HEIM

2nd Witness Signature: [Signature]
Printed Name: Mitzi Cemovich
Witness Address: 1000 S. Tamiami Tr., Venice, FL 34285



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August 2026, by STEPHANIE N. HEIM who has produced FLDL as identification.

[Notary Seal]

[Signature]
Notary Public Signature