

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2026-06-4713
Parcel ID Number: 0034011051

9/4/2026 11:01 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3541351

Doc Stamp-Deed: \$1,260.00

WARRANTY DEED

This WARRANTY DEED, made September 3, 2026, by **EVA ARVIDSSON, A MARRIED WOMAN**, whose address is Baravagen 7, Lund, Skane 22240, Sweden (the "Grantor"), to **BRADLEY P. BISHOP, AN UNMARRIED MAN**, whose address is 927 Cranbrook Ct, Dayton, OH 45459 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00) and other valuable consideration, 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**, to-wit:

Unit 51, of HERONMERE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1298, Page(s) 1223, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 12, Page 20, 20A through 20F, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Signature
Witness Printed Name Nadia DeMessa
Witness #1 Address 424 E Central Blvd, #203
Orlando, FL 32801



Eva Arvidsson

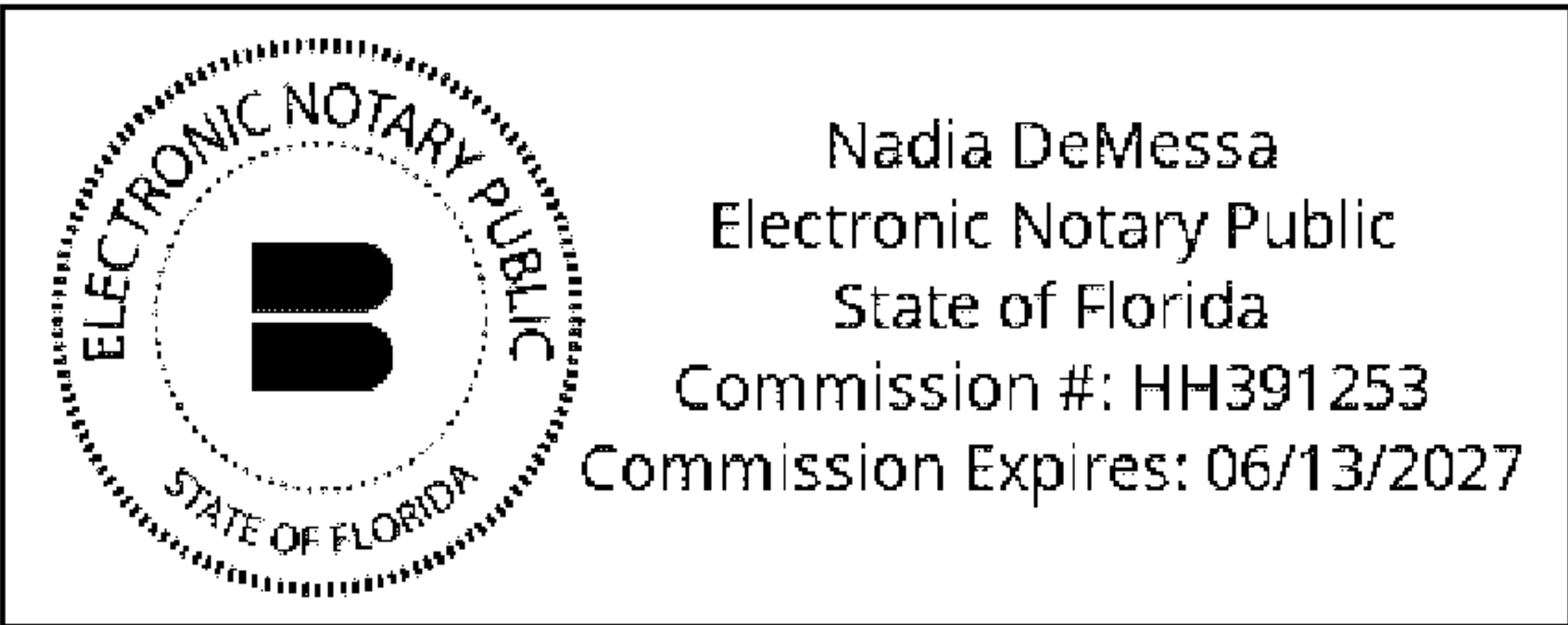


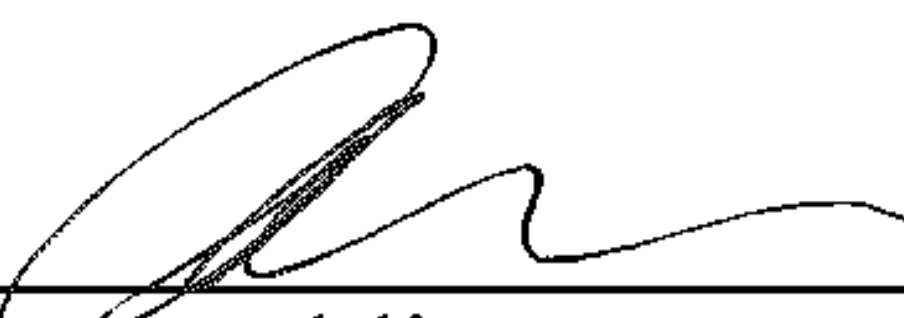
Signature
Witness Printed Name Yvette Allen
Witness #2 Address 424 E Central Blvd, #203
Orlando, FL 32801

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 7th day of August, 2026, by Eva Arvidsson, who is/are ☐ personally known to me or who has/have ☒ produced Passport as identification.

Notarized online using audio-video communication technology





Notary Public
Print Name: Nadia DeMessa
My Commission Expires: 06/13/2027