

9/11/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543995

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$2,835.00

File Number: 2026-139

Consideration: \$405,000.00

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Warranty Deed

This Warranty Deed made as of this 11th day of September, 2026, between Robert J. Foster and Joan M. Foster, husband and wife, Individually and as Trustees of The Foster Trust, dated September 27, 2018, whose post office address is 248 Benedetto Court, Nokomis, FL 34275, grantor, and David Vangelov, a single man, whose post office address is 216 Alfero Way, Nokomis, FL 34275, 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 83, Villages of Milano, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 36, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0391030083

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

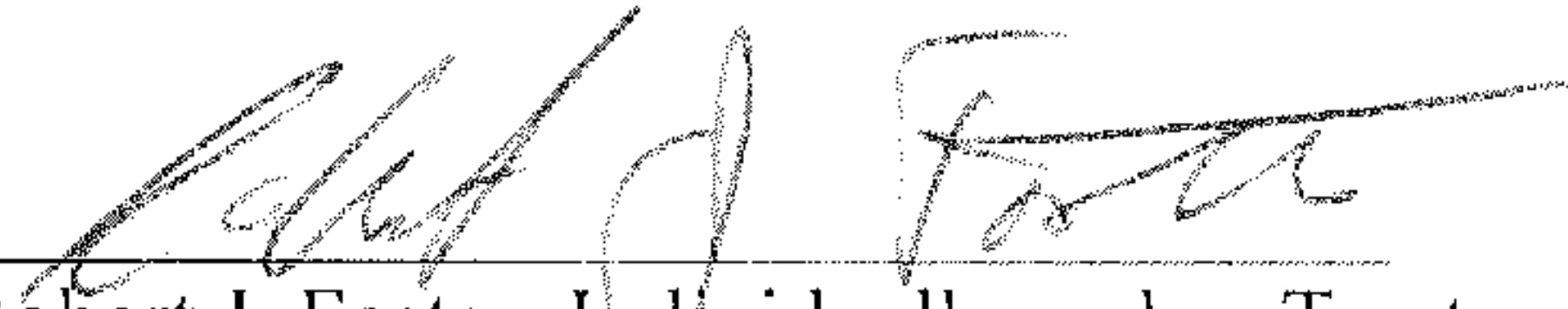
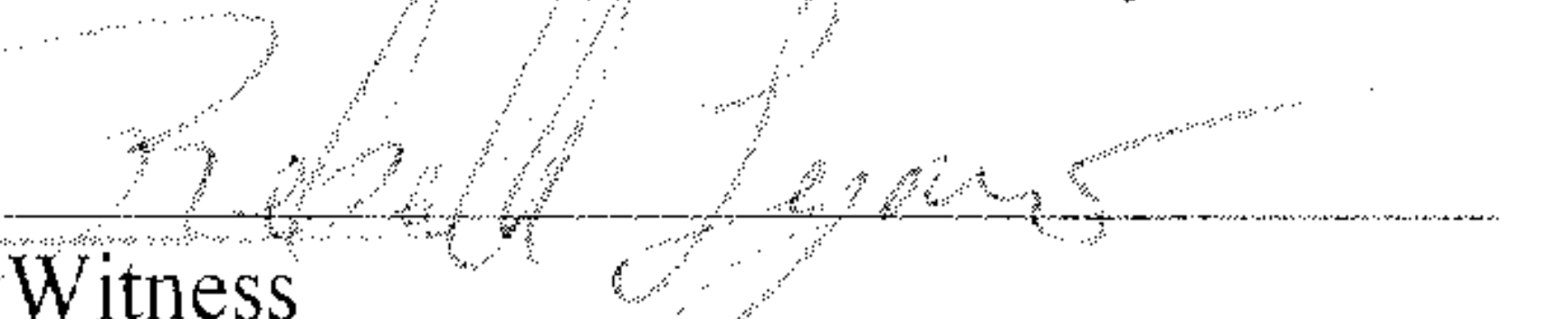
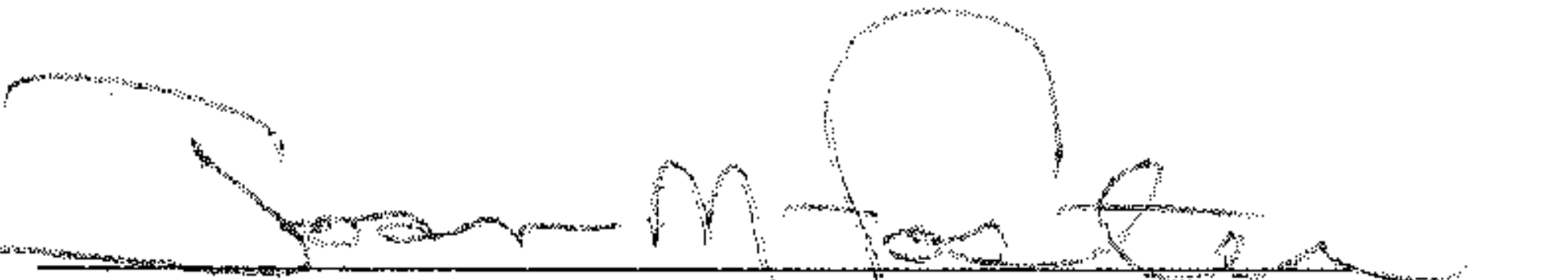
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor Hereby Represents that they are the duly appointed and qualified Trustee under **The Foster Trust, dated September 27, 2018** (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

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**.

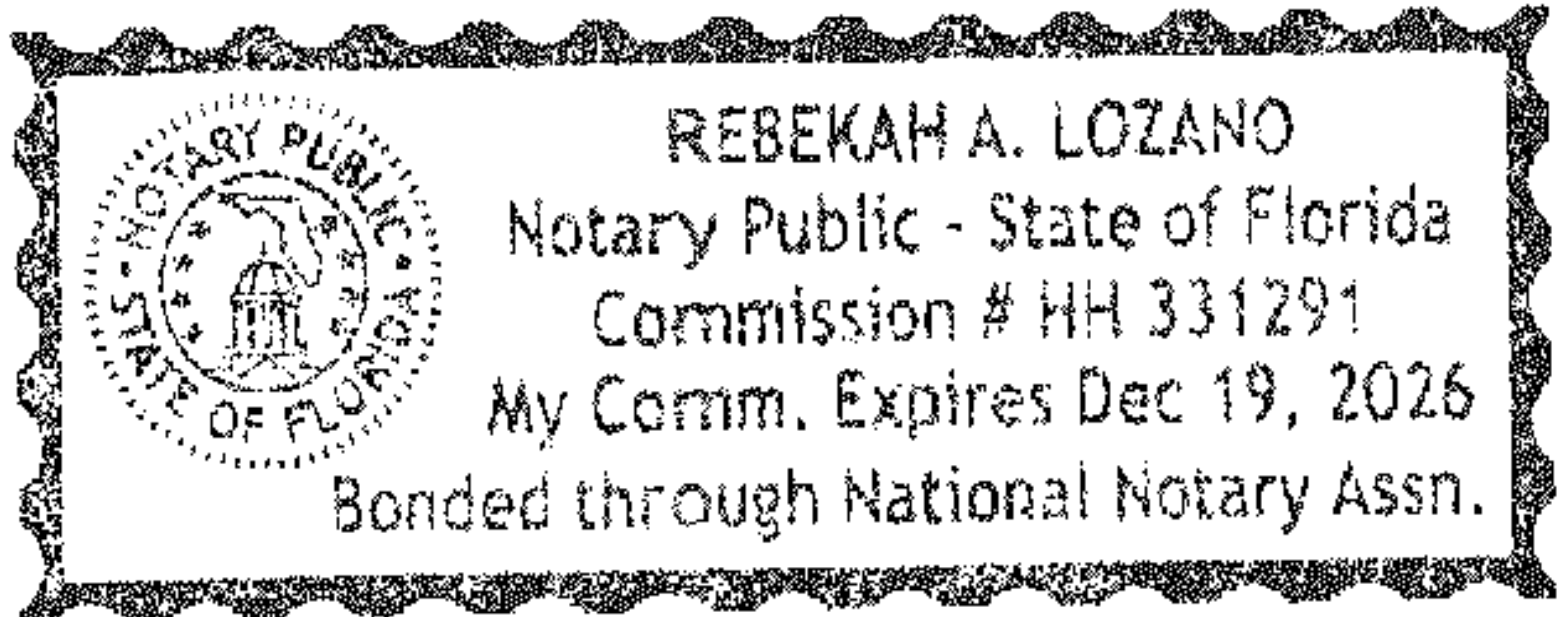
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 10th day of **September, 2026**.

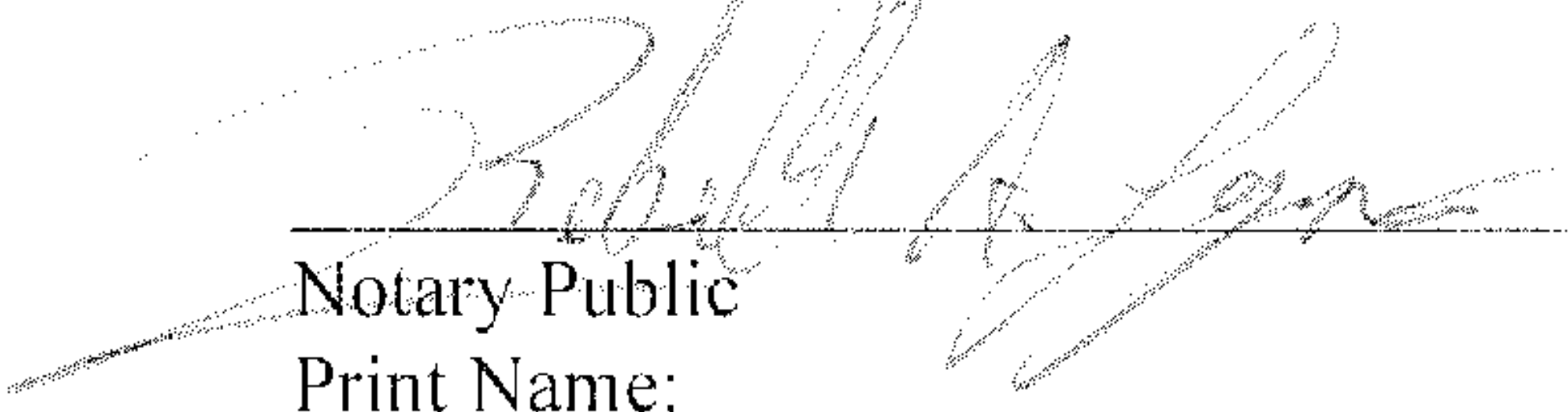
<i>Signed, sealed and delivered in our presence:</i>	
	
Witness	Robert J. Foster, Individually and as Trustee of
Printed Name: <u>Thomas Falkner</u>	The Foster Trust, dated September 27, 2018
Address: <u>312 Acacia Dr</u>	
<u>Norcross, FL 34275</u>	
	
Witness	Joan M. Foster, Individually and as Trustee of
Printed Name: <u>REBEKAH LOZANO</u>	The Foster Trust, dated September 27, 2018
Address: <u>229 Pensacola Rd</u>	
<u>Venice, FL 34285</u>	

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2026, by Robert J. Foster and Joan M. Foster, Individually and as Trustees of The Foster Trust, dated September 27, 2018, who ☐ are personally known or ☒ have produced drivers licenses as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____