

9/11/2026 3:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544164

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 26-102

Doc Stamp-Deed: \$9,975.00

Warranty Deed

Made on September **10**, 2026, by Douglas Moric and Cortlyn Moric, husband and wife, whose address is 2215 Hibiscus Street, Sarasota, FL 34239 (hereinafter called the "Grantor"), to Edith Sue Ross, an unmarried woman, whose post office address is 5336 Guthrie Road, Loganville, GA 30052 (hereinafter called 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 \$1,425,000.00 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 9 AND THE EAST 25 FEET OF LOT 8, BLOCK D, GREENWICH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 2, PAGE 139, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0056-06-0063

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.

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

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

Alexei Staikidis

Print Name: Alexei Staikidis

126 Richmond C
Address: Deerfield Beach, FL 33442

Ekaterina Staikidis

Print Name: Ekaterina Staikidis

126 Richmond C
Address: Deerfield Beach, FL 33442

Douglas Moric

Douglas Moric

Cortlyn Moric

Cortlyn Moric

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ AS Palm Beach

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10 day of September, 2026, by Douglas Moric and Cortlyn Moric, ☒ who is/are personally known to me or ☐ who has/have produced Driver's License as identification.

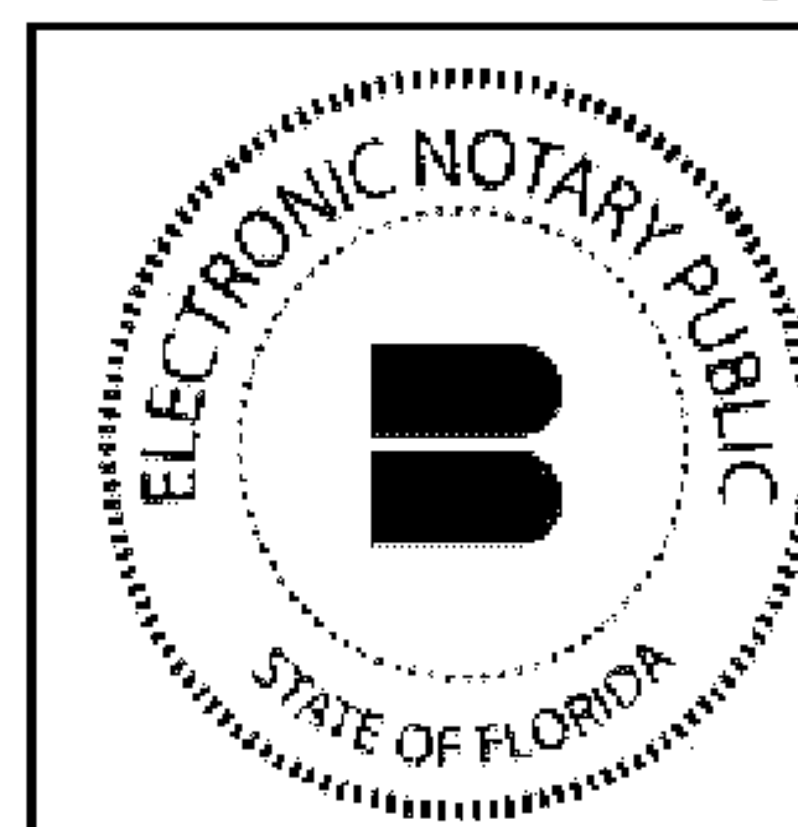
Alexei Staikidis

Signature of Notary Public

Alexei Staikidis

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Alexei Staikidis
Electronic Notary Public
State of Florida
Commission #: HH563847
Commission Expires: 08/25/2028