

This Instrument Prepared by:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle
Unit 106
Port Charlotte, FL 33948

9/16/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546034

After Recording Return to:
Gelu Grigorie and Mihaela Grigorie
2893 Maximo Road
North Port, FL 34286

Doc Stamp-Deed: \$294.00

Parcel Identification Number:
0980038418

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **15th day of SEPTEMBER, 2026** between **Vojislav Panajotovic and Phyllis Panajotovic, husband and wife**, whose mailing address is **418 A.E. Adams Way, Saskatoon, Saskatchewan S7K 5N6, Canada** ("**Grantor**") to, **Gelu Grigorie and Mihaela Grigorie, husband and wife**, whose mailing address is **2893 Maximo Road, North Port, FL 34286** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Sarasota County, Florida** and fully described as follows:

Lots 18 and 19, in Block 384, of Tenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, at Page 22, 22A through 22M, of the Public Records of Sarasota County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

Vojislav Panajotovic
Vojislav Panajotovic

Phyllis Panajotovic
Phyllis Panajotovic

WITNESSES:

[Signature]
WITNESS
PRINT NAME: Grant Scherfstein

[Signature]
WITNESS
PRINT NAME: Michael Scherfstein

200-123 2nd Ave. S
Saskatoon Sk. Canada S7K 7E6
WITNESS 1 ADDRESS

200-123 2nd Ave. S
Saskatoon Sk. Canada S7K 7E6
WITNESS 2 ADDRESS

Proxima
~~STATE OF~~ Saskatchewan
~~COUNTY OF~~ Canada

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24th day of August, 2026, by Vojislav Panajotovic and Phyllis Panajotovic, (☒) who is/are personally known to me or (☐) who has/have produced _____ as identification.

[Signature]
Signature of Notary Public
Grant Scherfstein
Print, Type/Stamp Name of Notary