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9/22/2026 1:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547716



Prepared by and Return to:

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-06428

Doc Stamp-Deed: \$2,170.00

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 21st day of September, 2026 by De Krijger & De Bruin LLC, a Florida Limited Liability Company, hereinafter called the Grantor, to Nicole Pappas, A Single Woman, whose post office address is: 1400 Burgos Drive, Sarasota, FL 34238, 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 Ten Dollars (\$10.00) 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 situated in Sarasota County, Florida, viz:

Lot 228, ISLES OF SARASOTA, UNIT 1, according to the plat thereof as recorded in Plat Book 45, Pages 21, 21A through 21J, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0137020005

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Incident to the issuance of title insurance.
WARRANTYDEED
REV. 9/18/2023
LS

Signed, sealed and delivered in our presence:

Katia Balcazar

Witness: (Signature)

Printed Name Katia Balcazar

1527 Napoli Dr E, Sarasota, FL 34232
Address

City, State, Zip

Tara Melissa Allen

Witness: (Signature)

Printed Name Tara Melissa Allen

8125 Quail Hill Ln, Prince George VA 23875
Address

City, State, Zip

State of Virginia

County of Prince George

The foregoing instrument was acknowledged before me by means of [] physical presence or [☒] online notarization, this 18 day of September, 2026, by Pieter Jan Louis De Krijger AKA Peter De Krijger, Manager of De Krijger & De Bruin, LLC, A Florida Limited Liability Company, on behalf of the company who: [] is personally known to me or [☒] produced passport as identification.

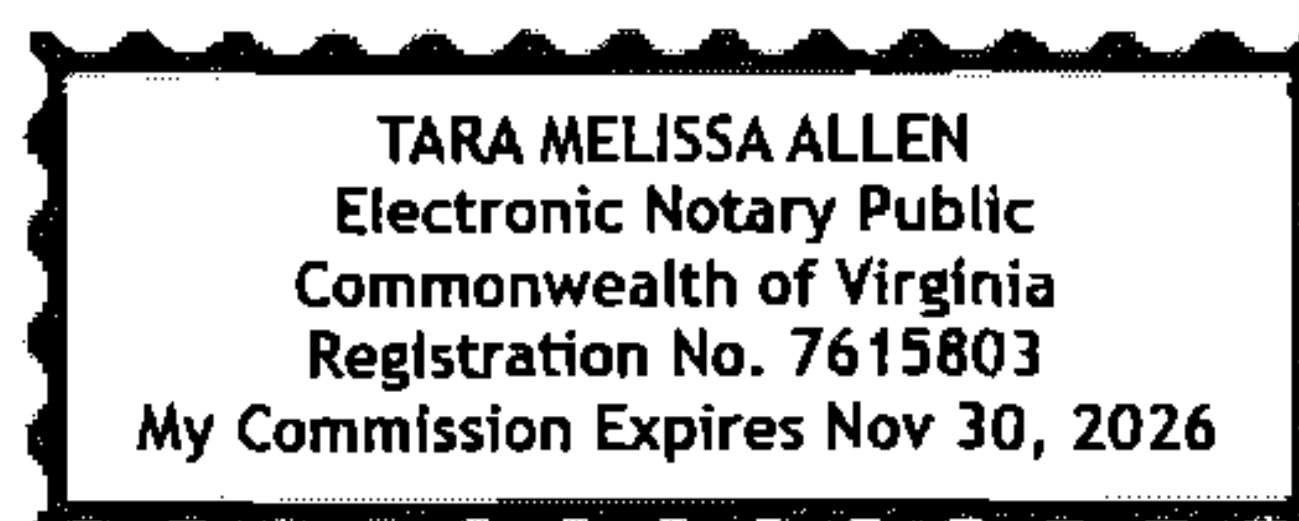
Tara Melissa Allen

NOTARY PUBLIC (signature)

Print Name: Tara Melissa Allen

My Commission Expires: 11/30/2026

Stamp/Seal:



Completed via Remote Online Notarization using 2 way Audio/Video technology.

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS

De Krijger & De Bruin LLC, a Florida Limited Liability Company

Pieter Jan Louis de Krijger

By: Pieter Jan Lois De Krijger AKA Peter De Krijger, Manager

SEMSKADE 31

STADSKANNAL, GR 9503-RB NL