

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File No. 26X057
Parcel ID No. 0268130030
Incidental to the issuance of title insurance

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128469 2 PG(S)

9/22/2026 2:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547799

Doc Stamp-Deed: \$4,375.00

General Warranty Deed

This Warranty Deed dated this 21 day of September, 2026 by Norman G. Widen and Ann H. Widen, husband and wife, both Individually and as Co-Trustees of the Widen Family Trust dated April 4, 2008, whose address is: 4448 Deer Trail Blvd., Sarasota, Florida 34238, hereinafter called the Grantor, to Peter Lambropoulos and Elli Lambropoulos, husband and wife, and Katrina Lambropoulos, a single woman, as joint tenants with right of survivorship, whose post office address is: 6263 Aventura Dr., Sarasota FL 34241, 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 Grantor, for the sum of \$625,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 19, EASTLAKE, according to the plat thereof, as recorded in Plat Book 36, Page 48, of the Public Records of Sarasota County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2026.

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

Signed, sealed and delivered as to all Grantors in the presence of:

P. Sullivan

Witness #1 Signature

P. Sullivan

Witness #1 Print Name

2042 Bee Ridge Rd

Witness #1 Mailing Address

Sarasota FL 34239

Witness #1 City, State, Zip Code

[Signature]

Witness #2 Signature

Keith Quigley

Witness #2 Print Name

1605 Main St

Witness #2 Mailing Address

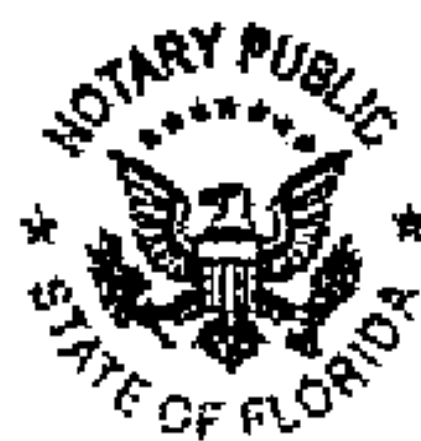
Sarasota FL 34236

Witness #2 City, State, Zip Code

State of FL

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2026, by Norman G. Widen and Ann H. Widen, both Individually and as Co-Trustees of the Widen Family Trust dated April 4, 2008, who are personally known to me or ☒ who produced dr license as identification.



PATRICIA S. SULLIVAN
Commission # HH 570404
Expires August 15, 2028

(Affix Seal)

Norman G. Widen

Norman G. Widen, Individually and as
Co-Trustee of the Widen Family Trust dated
April 4, 2008

Ann H. Widen

Ann H. Widen, Individually as Co-Trustee of
the Widen Family Trust dated April 4, 2008

Patricia S. Sullivan

Notary Public Signature

Print Name: _____

My Commission Expires: _____