

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040411 2 PG(S)

3/27/2026 5:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472885

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-258
Parcel ID: 1145098931
Consideration: \$17,000.00

Doc Stamp-Deed: \$119.00

Warranty Deed

Know All Men By These Presents that, **Tomasz Mulson, a married man**, (henceforth referred to as "Grantor") of **8104 Neenah Avenue, Burbank, IL 60459**, for consideration paid, grant to **Sophal Mau and Kim Choang Mau, husband and wife**, (henceforth referred to as "Grantee") of **149-14 Hollywood Avenue, Flushing, NY 11355**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 31, Block 989, TWENTY-SECOND ADDITION TO PORT CHARLOTTE
SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 10, of the
Public Records of Sarasota County, Florida.

The above described property does not constitute the homestead of Grantor.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, hereunto set by hands and seals this 27th day of March, 2026

Nancy Montano
Witness #1 Signature

Nancy Montano
Witness #1 Printed Name

Tomasz Mulson
Tomasz Mulson

P.O. Address: 9624 S. CICERO AVE
OAK LAWN, IL 60453

[Signature]
Witness #2 Signature

Kyree Heron
Witness #2 Printed Name

P.O. Address: 9624 S. CICERO AVE
OAK LAWN, IL 60453

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of MAR, 2026, by Tomasz Mulson, who is/are personally known to me or who has/have produced ILLINOIS CDL as identification.

[Signature]
Signature of Notary Public

KHAIRUNISSA MERCHANT
Print, Type/Stamp Name of Notary

