

3/30/2026 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473548



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$56.00

File No.: 264107-95

WARRANTY DEED

This indenture made on ^{30/30} ~~March 31~~, 2026 by **Vasile Mititi and Melania Mititi, husband and wife, both Individually and as Co-Trustees of The Vasile and Melania Mititi Trust U/A Dated 9/5/2024**, whose address is: 8429 Sunrise Blvd, Citrus Heights, CA 95610 hereinafter called the "grantor", to **James D. Richardson II, a single man**, whose address is: 8592 Wawana Road, North Port, FL 34287, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 32, Block 1807, THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 16, Page(s) 4,4-A through 4-H, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0974180732

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Vasile and Melania Mititi Trust U/A Dated 9/5/2024

Vasile Mititi

By Vasile Mititi, Individually and as Co-Trustee

The Vasile and Melania Mititi Trust U/A Dated 9/5/2024

Melania Mititi

By Melania Mititi, Individually and Co Trustee

Signed, sealed and delivered in our presence:

Margaret Stapp
1st Witness Signature

Tiffany Dominguez
2nd Witness Signature

Print Name: Margaret Stapp

Print Name: Tiffany Dominguez

Address: 1123 Dartmouth Ave
Roseville, CA 95078

Address: 8429 Sunrise Blvd, Citrus Heights
CA, 95610

State of _____

County of _____

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on _____, by **Vasile Mititi, Individually and as Co-Trustee of The Vasile and Melania Mititi Trust U/A Dated 9/5/2024 and Melania Mititi, Individually and Co Trustee of The Vasile and Melania Mititi Trust U/A Dated 9/5/2024**, who () is/are personally known to me or who () produced a valid _____ as identification.

CALIFORNIA JURAT

GOVERNMENT CODE § 8202



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

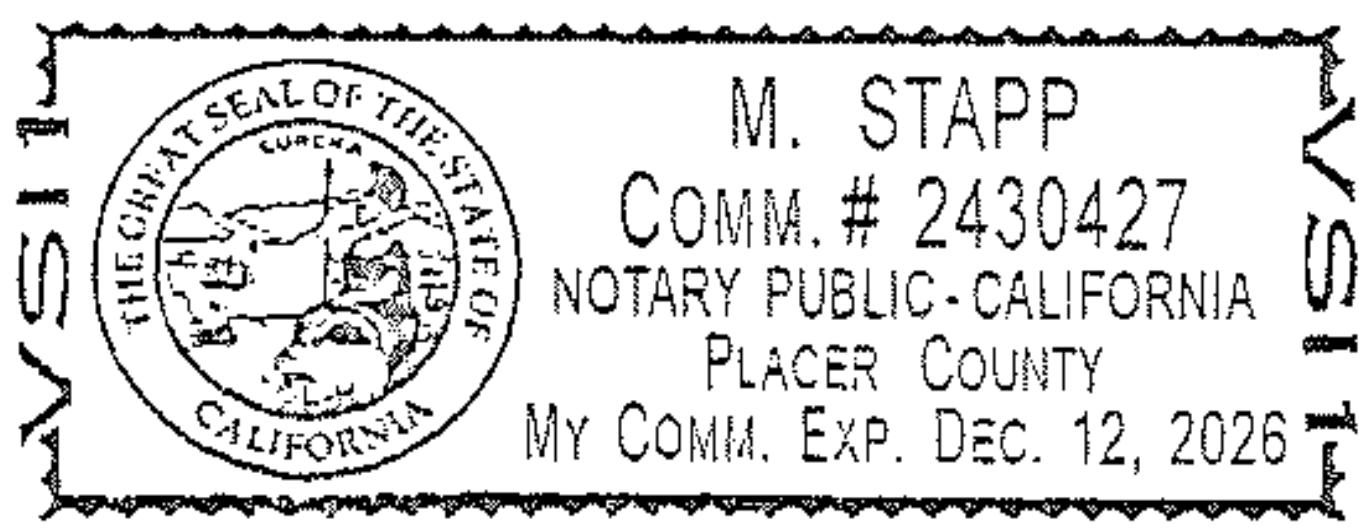
State of California

County of Sacramento

Subscribed and sworn to (or affirmed) before me on
this 27th day of March, 2026, by
Date Month Year

(1) Vasile Mititi

(and (2) Melania Mititi),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature M Stapp
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

