

Prepared by and return to:

Janelle Smith
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260179

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Warranty Deed

This Warranty Deed made this 3 day of ^{April}~~March~~ 2026, between **Zarko Vukasinovic and Radmila Vukasinovic, a married couple** whose post office address is **2326 Kennesaw Oaks Trail NW, Kennesaw, Georgia 30152**, grantor, and **Brian P. Kumler and Hannah C. Cox, a married couple** whose post office address is **2743 Begonia Terr., North Port, Florida 34286**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 2, Block 144, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 12, Pages 20, 20A through 20ZZ, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0987014402

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2024**.

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

Signed, sealed and delivered in our presence:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Lisa K. Hillman

Witness

Lisa K. Hillman

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Zarko Vukasinovic

Zarko Vukasinovic

Radmila Vukasinovic

Radmila Vukasinovic

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30 of March, 2026 by Zarko Vukasinovic and Radmila Vukasinovic, a married couple, who is personally known or has produced a driver's license as identification.

(Notary Seal)

Janelle Smith
Notary Public
Printed Name: _____
My Commission Expires: _____

