

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044609 2 PG(S)**

Return to:
Name: Homestead Land & Title, Inc.
Address: 1412 Homestead Road N.
Lehigh Acres, Florida 33936

This instrument prepared by:
Homestead Land & Title, Inc.
1412 Homestead Road N.
Lehigh Acres, FL 33936

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s): **0984047850**

File No.: 2026-44-L

4/6/2026 1:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3476307

Doc Stamp-Deed: \$133.00

WARRANTY DEED

This Warranty Deed Made this 6th day of April, 2026 by **Ruby Johnson, Maxwell T Johnson and Carol P Johnson** hereinafter called the grantor, whose post office address is: 818 E 41st St, Baltimore, MD 21218

to: **Sofia I Sereda and Sviatosla M Sereda, Wife and Husband** whose post office address is: 355 Woodcrest Pl, Saddle Brook, NJ 07663 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, 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 50, Block 478, EIGHTH ADDITION TO PORT CHARLOTTE, according to the Plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

This property is vacant land and is not the homestead of the Grantor (s).

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 31st 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

MUST HAVE TWO SEPARATE WITNESSES THAT DO NOT HAVE THE SAME LAST NAME AS ANYONE ELSE ON THE DOCUMENT

Signed, Sealed and Delivered in Our Presence:

WITNESS WITNESS

Martha Toomer
Witness
Printed Name: Martha Toomer
P.O. Address: 2011 Pelham Ave
Baltimore, MD 21213

Ruby Johnson
Ruby Johnson

Moniyae Glenn
Witness
Printed Name: Moniyae Glenn
P.O. Address: 2223 Corona Ct
21214

Maxwell Johnson
Maxwell T Johnson

Carol P Johnson
Carol P Johnson

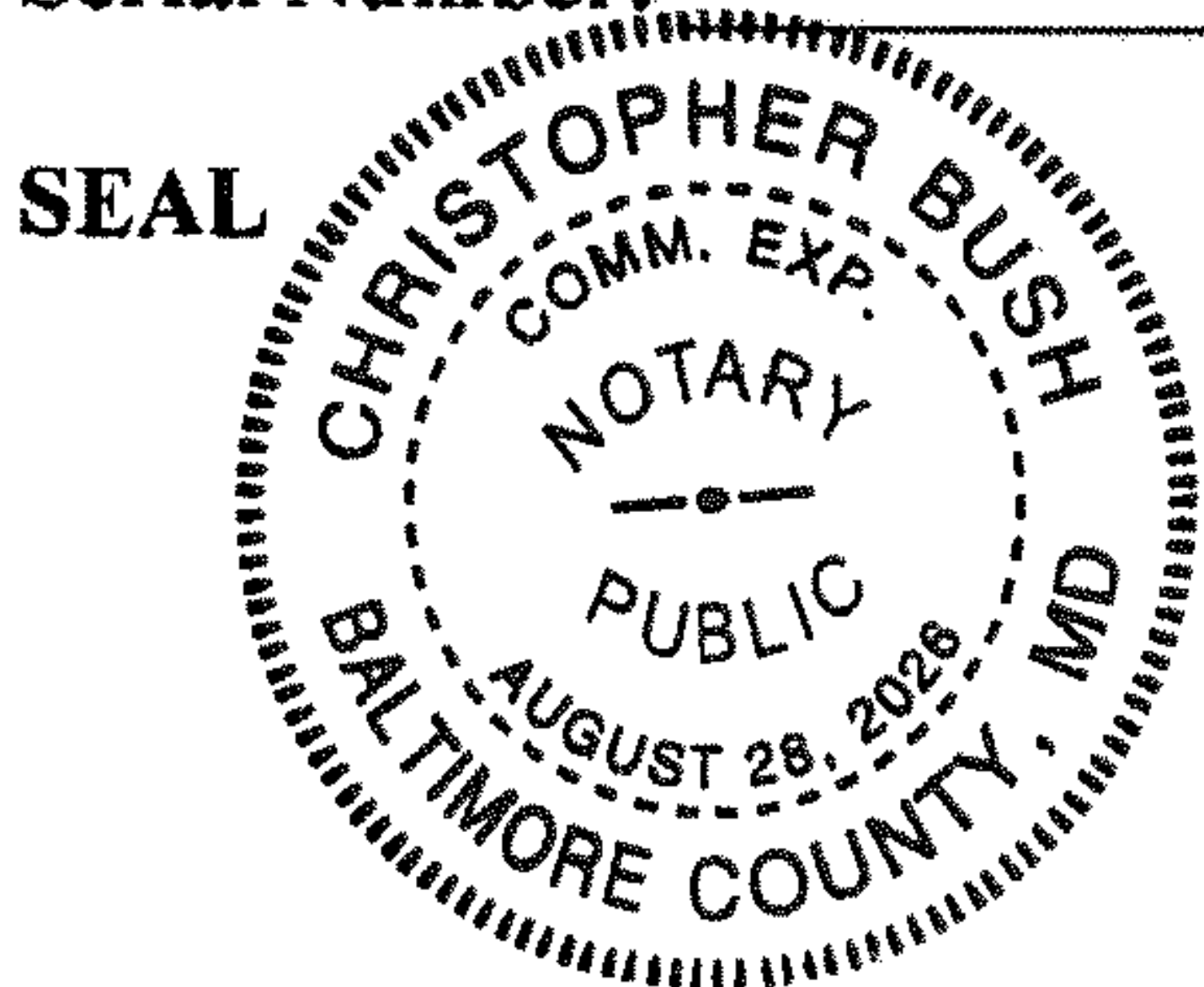
STATE OF Maryland
COUNTY OF: Baltimore

The foregoing instrument, by means of physical presence or online notarization, was acknowledged before me this 3 day of March, 2026 by Ruby Johnson and Maxwell T Johnson and Carol P Johnson who is/are personally known to me or who has/have produced driver license(s) as identification.

Christopher Bush
Notary Public

Printed Name: Christopher Bush
My Commission expires: 8/28/2026

Serial Number: _____



NOTARIZE