

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045208 2 PG(S)**

4/7/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476848

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$84.00

File No.: NP-2026-3029
Parcel ID Number: 1125229711

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 7th day of April, 2026 between Lauren Vaughan, a married woman, whose post office address is 4514 Feldspar Road, Middletown, MD 21769, of the County of Frederick, State of Maryland, Grantor, to Iryna Matsura, an unmarried woman, and Halyna Ravlyk, a married woman, as tenants in common, whose post office address is 5889 Harrison Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 11, Block 2297, 47th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 19, Page(s) 46, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Michael Baird
WITNESS 1 SIGNATURE
PRINT NAME: Michael Baird

Lauren Vaughan
Lauren Vaughan

WITNESS 1 ADDRESS:
100 Middletown PKWY
Middletown, MD 21769

Michelle M Baird
WITNESS 2 SIGNATURE
PRINT NAME: Michelle Baird

WITNESS 2 ADDRESS:
100 Middletown PKWY
Middletown, MD 21769

STATE OF Maryland
COUNTY OF Frederick

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026, by Lauren Vaughan, who is/are personally known to me or who has/have produced MD Drivers License as identification.

Michelle M Baird
Signature of Notary Public

Michelle M Baird
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

