

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047451 2 PG(S)

4/10/2026 1:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478734

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260221

Doc Stamp-Deed: \$112.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 10 day of April 2026, between **Timothy K. Maddox and Debra K. Maddox, husband and wife** whose post office address is **661 Pineapple Place, Venice, Florida 34293**, grantor, and **Anatoliy Olimpiyuk and Inna Olimpiyuk, husband and wife** whose post office address is **5224 Ensley Terr., North Port, Florida 34288**, 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 10, Block 1714, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 16, Page 3, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0972171410

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

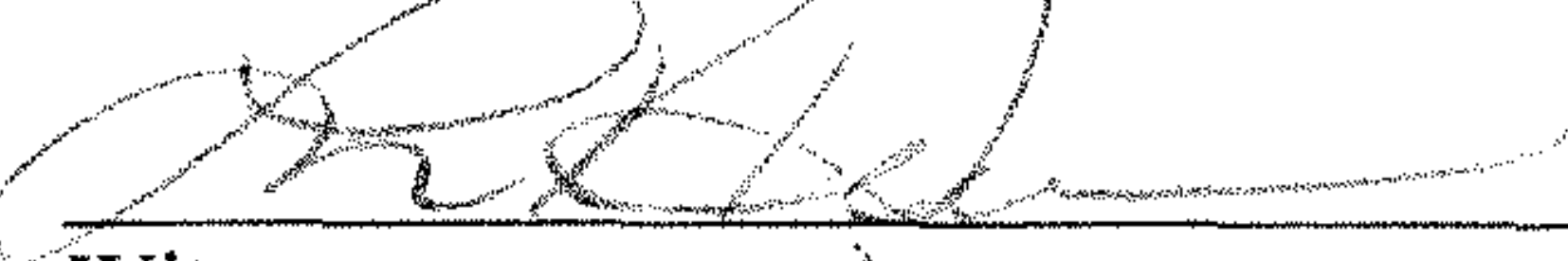
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

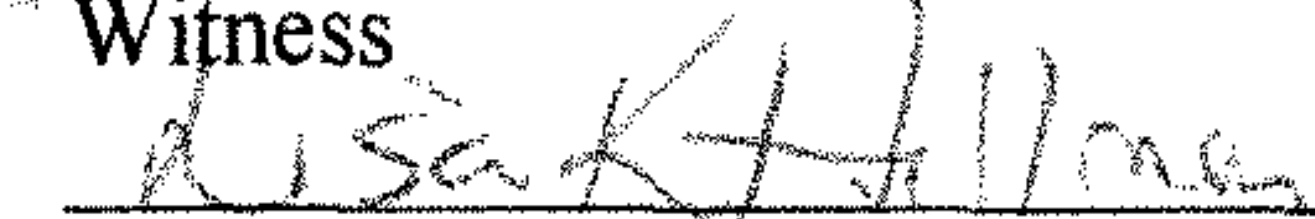
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

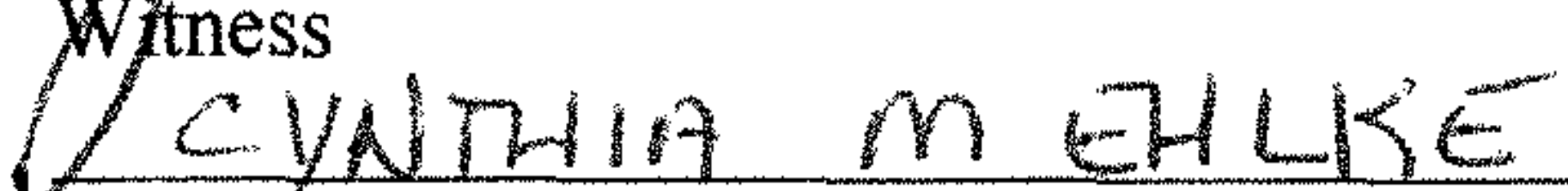


Witness Name Printed

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



Witness



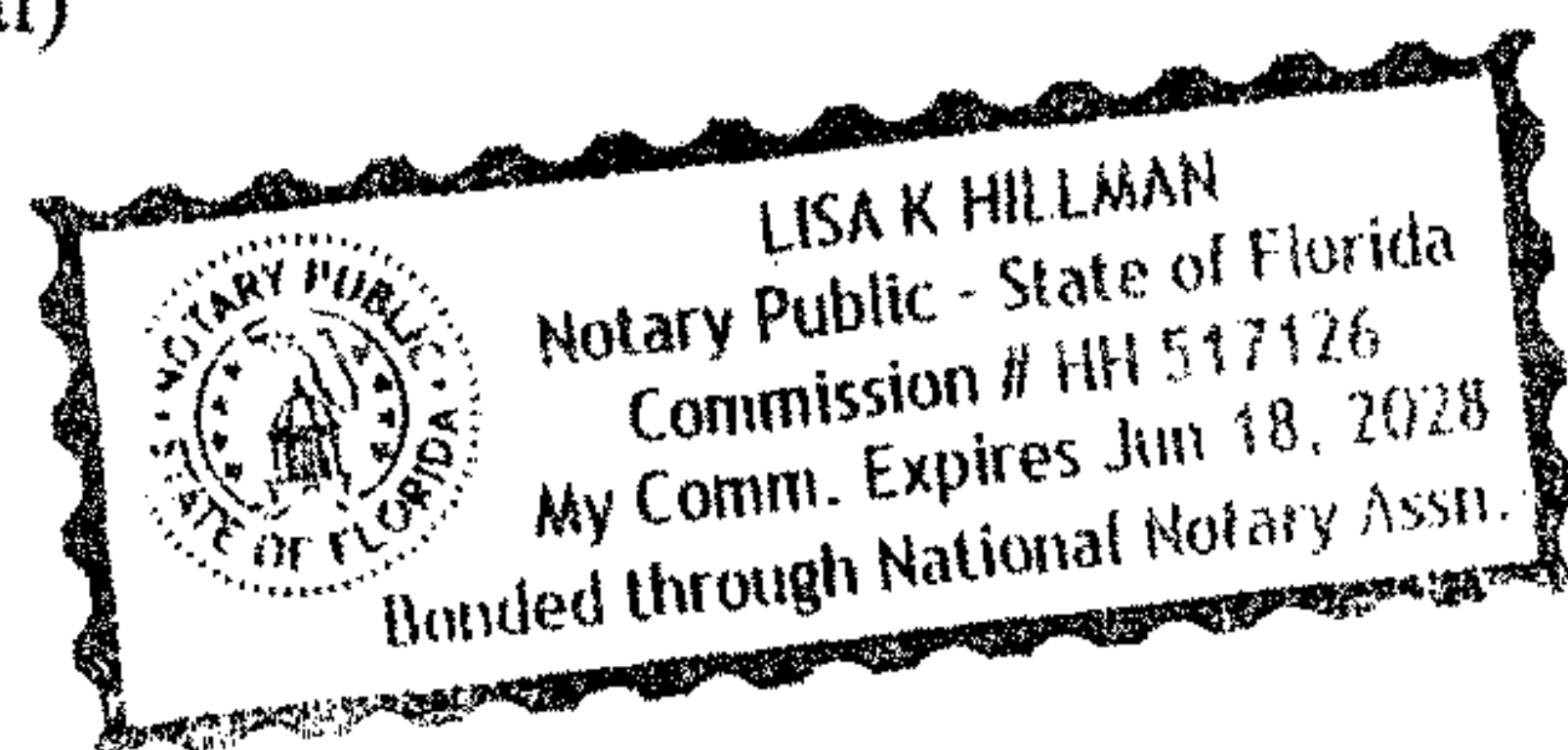
Witness Name Printed

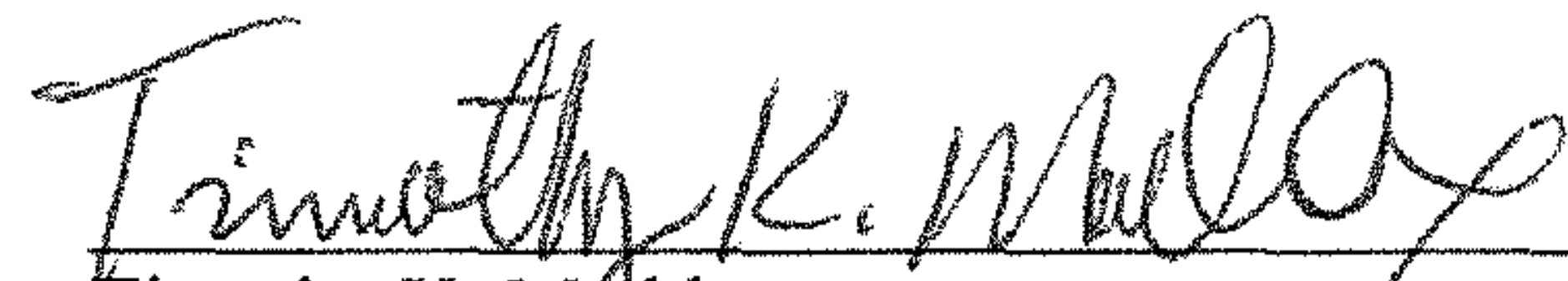
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida
County of Sarasota

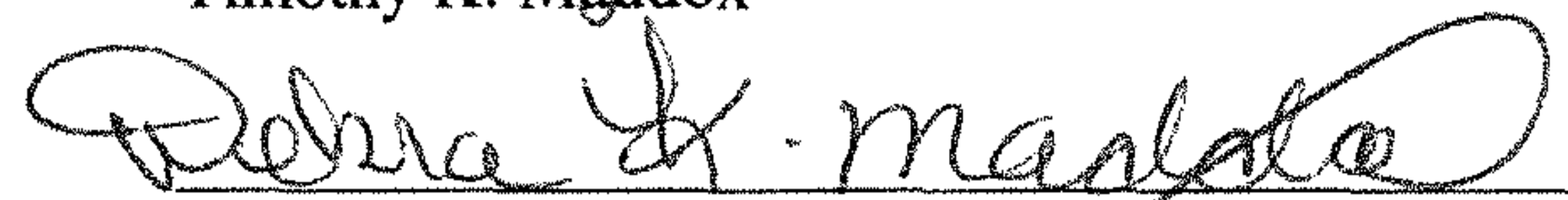
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 10 of April, 2026 by Timothy K. Maddox and Debra K. Maddox, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Timothy K. Maddox



Debra K. Maddox



Notary Public

Printed Name: _____

My Commission Expires: _____