

4/20/2026 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482543

This Document Prepared By and Return to:
Five Points Title Services
Denise G. Smith
8014 SW 135th Street Rd
Ocala, FL 34473
352-307-0796

Doc Stamp-Deed: \$2,520.00

Parcel ID Number: 0959119605

Warranty Deed

This Indenture, Made this 17th day of April, 2026 A.D., Between
NORTH PORT LOTS & REAL PROPERTY, LLC, a Florida limited liability company, with mailing address of
8014 SW 135th Street Rd, Ocala, FL 34473

of the County of Marion, State of Florida, grantor, and
JOSEPH B. DOLBUN and LYLYANA YURYEVNA BRYCH, husband and wife, with mailing address of 2137
Kamsler Avenue, North Port, FL 34286

of the County of Sarasota, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns
forever, the following described land, situate, lying and being in the County of Sarasota,
State of Florida to wit:

Lot 5, Block 1196, 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to
the plat thereof, as recorded in Plat Book 15, Page 2, 2A, through 2Q, of the Public Records of Sarasota
County, Florida.

Subject to taxes for the year 2026 and subsequent years, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
whomsoever.

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

Signed, sealed and delivered in our presence:

NORTH PORT LOTS & REAL PROPERTY, LLC, a
Florida limited liability company, by its Managing
Member The Deltona Corporation, a Delaware
corporation.



Alisha Hart

P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

By:


Sharon Hummerhielm, Executive Vice President

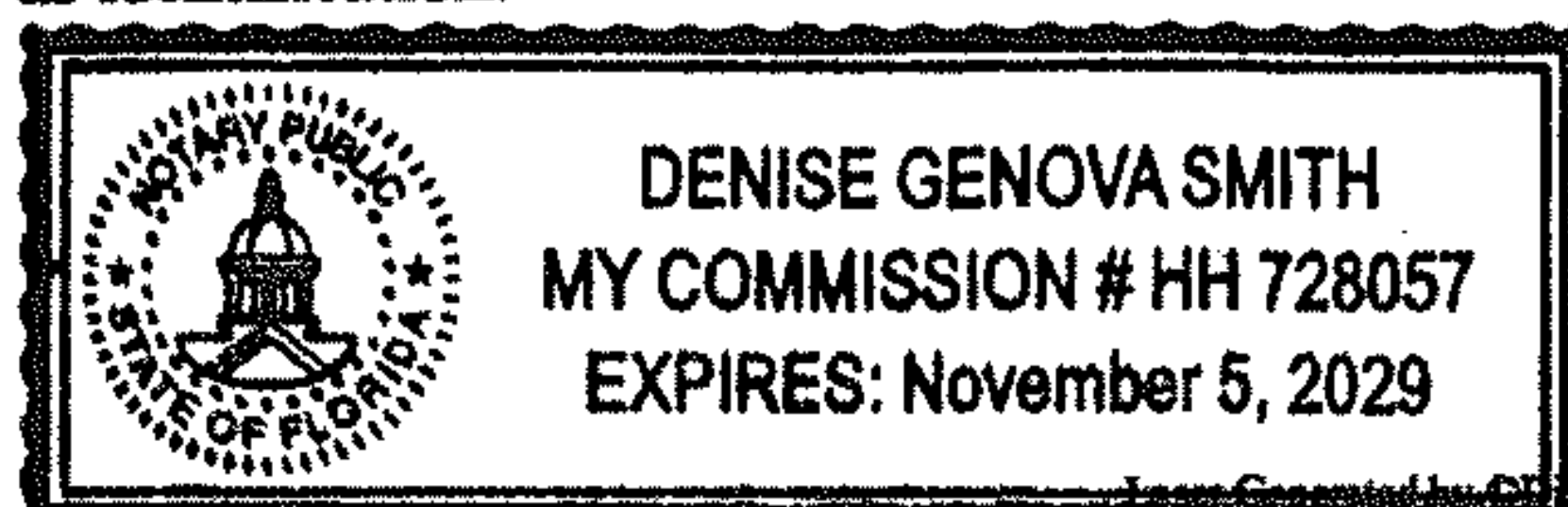

Denise Genova-Smith

P.O. Address: 8014 SW 135th Street Rd, Ocala, FL 34473

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 17th day of April, 2026, by Sharon Hummerhielm of THE DELTONA
CORPORATION, Managing Member of NORTH PORT LOTS & REAL PROPERTY, LLC, a Florida limited
liability company on behalf of the limited liability company
who is personally known to me or has produced his PERSONALLY KNOWN TO ME
as identification.




Notary Public Signature

My Commission Expires: