

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-358-JDA
Sales Price: Price: \$45,000.00

4/21/2026 12:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3483281

Doc Stamp-Deed: \$315.00

General Warranty Deed

Made this 21st day of April, 2026 By **Jeffery W. Dych and Wendy L. Dych, husband and wife**, whose address is: 11812 East Ridge Drive, Bruce Township, MI 48065, hereinafter called the grantor, to **Terry Scholten and Sheryl Scholten, husband and wife**, whose post office address is: 6807 Bridgeport Drive, Hudsonville, MI 49426, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 61 and 62, Block 1046, Twenty Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Pages 14, 14A through 14M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1133104661**

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Jeffery W. Dych
11812 East Ridge Drive, Bruce Township, MI
48065

Witness print name below:
Jennifer Archambault.

[Signature]
Wendy L. Dych
11812 East Ridge Drive, Bruce Township, MI
48065

Witness Address:
110 NOKOMIS AVE
VENICE, FL 34295

[Signature]
Witness Signature above:

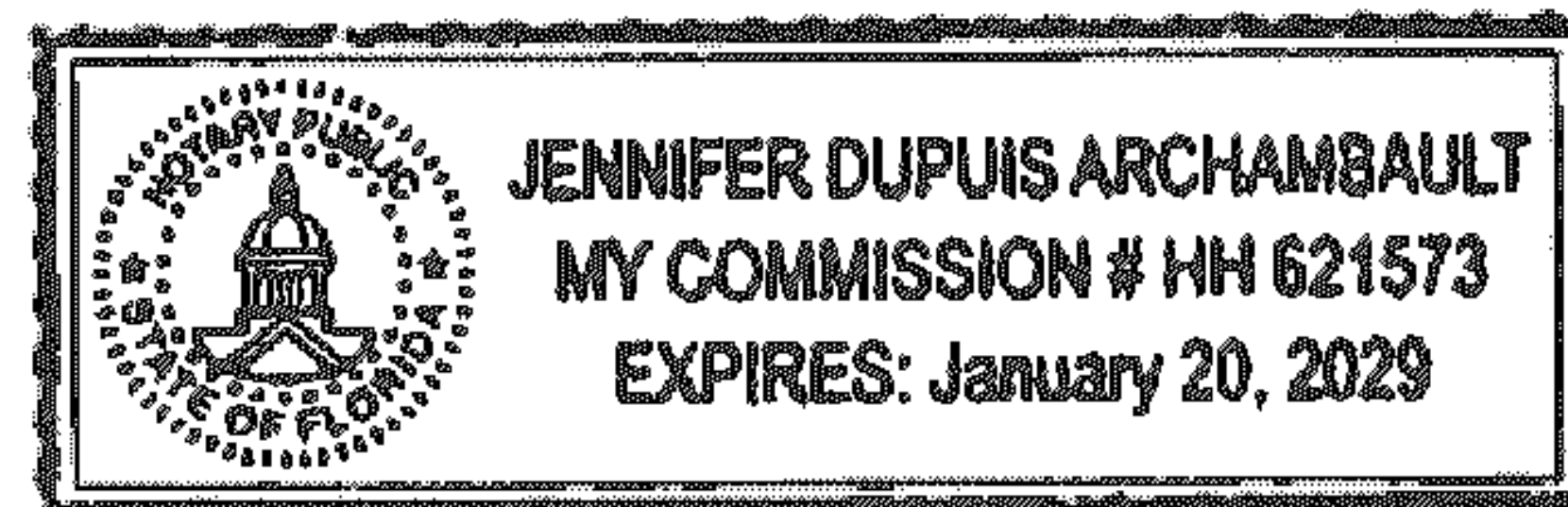
Witness print name below:
Sydney Dych

Witness Address:
11812 E. Ridge Dr. Bruce, MI 48065

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2026, by Jeffery W. Dych and Wendy L. Dych, who are personally known to me or who have produced Michigan DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary