

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483446

Recording Fee: \$18.50
Documentary Stamp Tax: \$.70
Index Fee: \$ 1.00
Total: \$20.20
Parcel ID: 1000040375

Doc Stamp-Deed: \$0.70

This instrument prepared by:

A. Jill C. McCrory, Esq.

McCrory Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

(941) 205-1122

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

WARRANTY DEED

THIS INDENTURE, made on APR 21 2026, by and between **Stephen Mihnovets and Eva Jo Mihnovets, husband and wife**, whose address is 1135 Via Formia, Punta Gorda, Florida 33950 ("GRANTOR"), and **Stephen Mihnovets and Eva Jo Mihnovets, Trustees of the Mihnovets Family Trust**, dated APR 21 2026 ("GRANTEE") whose address is 1135 Via Formia, Punta Gorda, Florida 33950.

WITNESSETH

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to GRANTEE the following described property situated in **Sarasota County**, Florida, to-wit:

Lot 375, Block 2, HOLIDAY PARK, Unit 2, a subdivision according to the plat thereof as recorded in Plat Book 20, Pages 8, 8A-8N, of the Public Records of Sarasota County, Florida.

Property Address: 5019 Palena Blvd., North Port, FL 34287.

SUBJECT TO conditions, restrictions, reservations, easements and limitations of record if any, but this provision shall not operate to reimpose same, and further subject to taxes for the current year and subsequent years.

TOGETHER WITH all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD the same with the following powers and for the following uses and purposes, to-wit:

Full power and authority are conferred upon Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the Trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

AND GRANTOR hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required.

AND GRANTOR does hereby fully warrant the title of said property and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

A. Jill C. McCrory
First Witness
A. Jill C. McCrory

Stephen Mihnovets
Stephen Mihnovets

Typed/Printed Name of Witness
309 Tamiami Trl., Punta Gorda, FL 33950

Kristi Scott
Second Witness
Kristi Scott

Eva Jo Mihnovets
Eva Jo Mihnovets

Typed/Printed Name of Witness
309 Tamiami Trl., Punta Gorda, FL 33950

**STATE OF FLORIDA
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on APR 21 2026, by **Stephen Mihnovets and Eva Jo Mihnovets**, who produced Florida driver's licenses as identification.

Mary Jean Frost
Notary Public State of Florida

