

4/22/2026 9:31 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483799

Doc Stamp-Deed: \$231.00

Prepared by and Return To:

Sauany Rivolta
Express Title & Closing Svc, a division of LandCastle
Title Group, LLC
8810 Commodity Cir #11
Orlando, FL 32819

Order No.: EX87260396

APN/Parcel ID(s): 0963080006

WARRANTY DEED

THIS WARRANTY DEED dated April 21st, 2026, by Ashish Patel, a married man, hereinafter called the grantor, to Vera Kitsutkin, as Trustee of the SOLV Revocable Living Trust, dated March 25th, 2025, whose post office address is 2546 Saybrook Ave, North Port, FL 34286, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 6, Block 800, Nineteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.


WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature



Ashish Patel

DANIEL VLADO ZORIC
Print Name

Address: 2095 Morningview Dr
Hoffman Estates, IL 60192

Address: 5512 HERITAGE CT
WESTERN SPRINGS IL 60558




Witness Signature

LENORA C DENNIS
Print Name

Address: 514 W 61ST FL
CHICAGO IL 60621

State of ILLINOIS
County of COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16TH day of APRIL 2026, by Ashish Patel, to me known to be the person(s) described in or who has/have produced IL DRIVERS LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:

