

5/1/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488755

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$1,592.50

File No.: NP-2026-3058
Parcel ID Number: 1002184706

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of May, 2026 between James J. Evans, II, a married man, joined by Vanessa Evans, his wife, whose post office address is 670 La Mesa Drive, Salinas, CA 93901, of the County of Monterey, State of California, Grantor, to Ognjen Topic, a single man, whose post office address is 37 Manchester court, Kinnelon, NJ 07405, of the County of NJ, State of New Jersey, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 6, Block 1847, 40th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Page(s) 41, 41A through 41E, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Makayla A. Torres

[Signature]
James J. Evans, II

WITNESS 1 ADDRESS:
3 Geary Circle
Salinas, CA 93907

[Signature]
Vanessa Evans

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Vanessa Paradise

WITNESS 2 ADDRESS:
820 Park Row
Salinas, CA 93901

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of May, 2026, by James J. Evans, II, a married man, joined by Vanessa Evans, his wife, () who is/are personally known to me or () who has/have produced _____ as identification.

Signature of Notary Public

[Handwritten mark]

Print, Type/Stamp Name of Notary

(NOTARY SEAL)

SEE ATTACHED
NOTARY CERTIFICATE

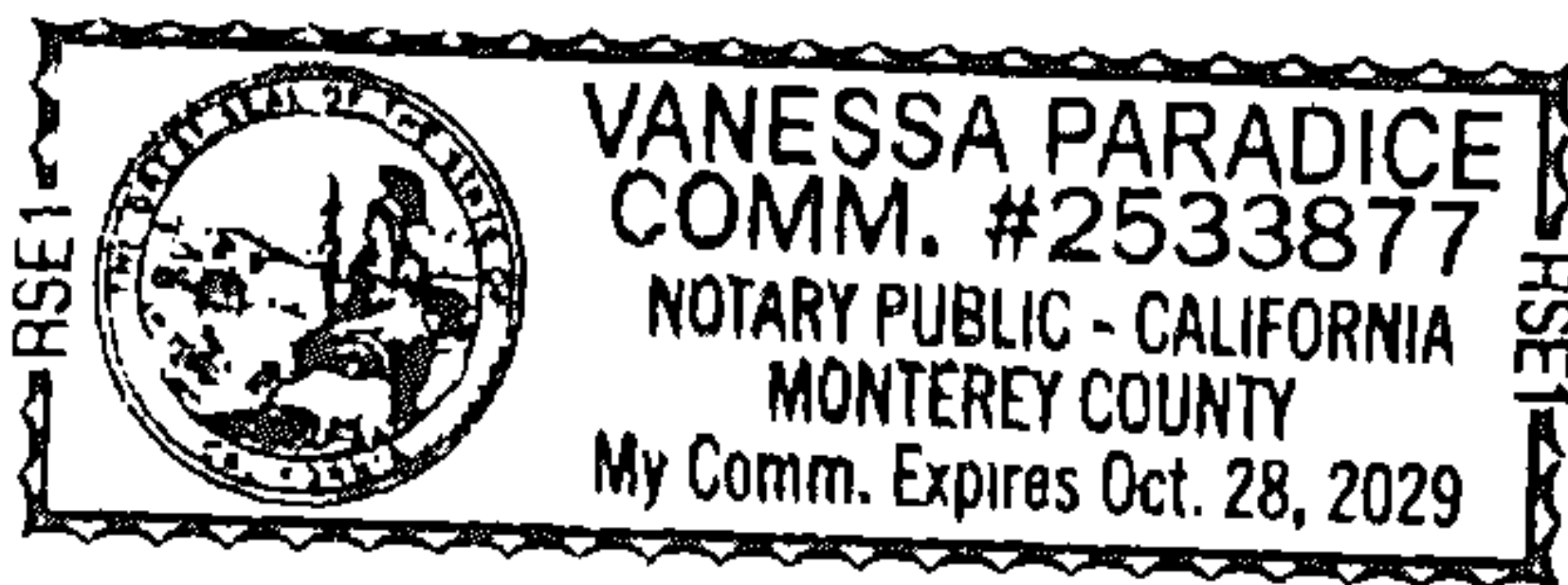
CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Monterey

On April 29, 2026 before me, Vanessa Paradise, Notary Public
personally appeared James J. Evans II, Vanessa Evans

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Van Paradise

Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Warranty Deed

Document Date: No Date Number of Pages: - Two -

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: _____

Signer is representing _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: _____

Signer is representing _____