

5/5/2026 12:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489892

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shantelle D. Porack

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: **S26-0193**

Property Appraisers Parcel Identification (Folio) Number: **1138175222**

Florida Documentary Stamps in the amount of \$161.00 have been paid hereon.

Doc Stamp-Deed: \$161.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of **May, 2026** by **GOLDEN OAKS HOMES, INC., a Florida Corporation**, whose mailing address is **5162 WEATHERTON STREET, NORTH PORT, FL 34288** herein called the Grantor, to **FRED HNELOSUB and RHONDA HNELOSUB, husband and wife** whose mailing address is **3083 GIDEON ST, NORTH PORT, FL 34288**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 22, Block 1752, 34th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 18 and 18A thru 18M, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent to nor contiguous to any homestead property owned by him.

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 Grantees 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, and hereby 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shantelle D. Porack
Witness #1 Signature
Printed Name: Shantelle D. Porack
2575 Tamiami Trail, Port Charlotte, FL 33952
Witness #1 Full Address

GOLDEN OAKS HOMES, INC.,
a Florida Corporation

Oleg Koshevoy
OLEG KOSHEVOY, President

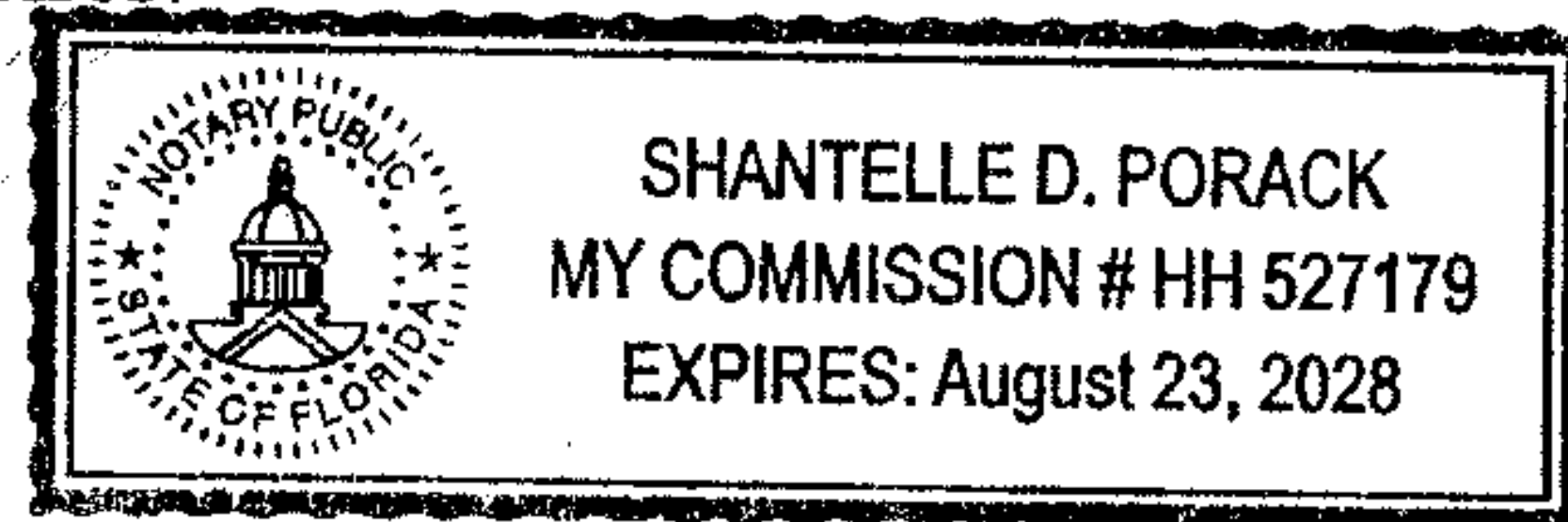
Abigail Barkley
Witness #2 Signature
Printed Name: Abigail Barkley
2575 Tamiami Trail, Port Charlotte, FL 33952
Witness #2 Full Address

State of FLORIDA
County of CHARLOTTE

The foregoing instrument was acknowledged before me this 4th day of May, 2026, by **OLEG KOSHEVOY, President of GOLDEN OAKS HOMES, INC., a Florida Corporation**, who has appeared by physical presence or by online notarization, and who is personally known to me or has produced _____ as identification.

SEAL

My commission expires:



Shantelle D. Porack
Notary Public
Shantelle D. Porack
Printed Notary Name