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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490636

Prepared by and return to:

Lisa K. Hillman
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260253

Doc Stamp-Deed: \$49.00

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Warranty Deed

This Warranty Deed made this 5th day of May 2026, between MK Real Estate LLC, a Florida Limited Liability Company whose post office address is 9703 Collins Avenue, Apt 1900, Bal Harbour, Florida 33154, grantor, and A & J Home Improvement Inc., a Florida Profit Corporation whose post office address is P O Box 7435, North Port, Florida 34290, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 4, Block 488, Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0983048804

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

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, 2024**.

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:

[Handwritten Signature]

Witness Signature
Print Name: Francisco Scott
16850 Collins Ave Ste 112 Sunny Isles
FL 33160
Witness Address

[Handwritten Signature]

Witness Signature
Print Name: Katrina Augustin
16850 Collins Ave Ste 112 Sunny
Isles FL 33160
Witness Address

MK Real Estate LLC

By: Michael Kay Management LLC, its Authorized Member

[Handwritten Signature: Vasily Kuzubov]
Printed Name: **By: Vasily Kuzubov**
Title: **Authorized Member**

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th of May, 2026 by By: Vasily Kuzubov - Authorized Member of Michael Kay Management LLC as Authorized Member of , MK Real Estate LLC, who is personally known or has produced a driver's license as identification.

(Notary Seal)



JAMILLA OMNIA SWEIDAN
Commission # HH 702540
Expires July 24, 2029

[Handwritten Signature]
Notary Public
Printed Name: Jamilla Sweidan
My Commission Expires: July 24, 2029