

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061443 2 PG(S)**

5/7/2026 9:05 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490941

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Doc Stamp-Deed: \$150.50

Order No.: FTPA26-159282

APN/Parcel ID(s): 1008254510

WARRANTY DEED

THIS WARRANTY DEED dated May 5, 2026, by Klaudiusz Sitarski, hereinafter called the grantor, to Paul Jakovou, whose post office address is 187 E. Warm Springs Rd, Suite B, Las Vegas, NV 89119, 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 10, Block 2545, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 8, 8A through 8Z, 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:

[Signature]
Witness Signature #1

[Signature]
Klaudiusz Sitarski

ROBERT GRANGER
Print Name

Address: 39 Glide Ln
Holtsville, NY 11742

Address: 414 S. Service Road
Patchogue NY 11772

[Signature]
Witness Signature #2

Daniel T. PMCP
Print Name

Address: 414 S Service Rd
Patchogue, NY 11772

State of New York

County of Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 21st day of May, 2026, by Klaudiusz Sitarski, to me known to be the person described in or who has produced NYS License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Notary Public
Print Name: ROBERT GRANGER
Notary Public in and for the State of New York
My Commission Expires: 4-25-29

(SEAL)

Robert Granger
Notary Public, State of New York
No. 01GR0036584, Suffolk County
Commission Expires April 25, 2029

TWO DIFFERENT WITNESSES REQUIRED
SIGN IN ORDER IN YOUR NAME