

5/7/2026 10:13 AM

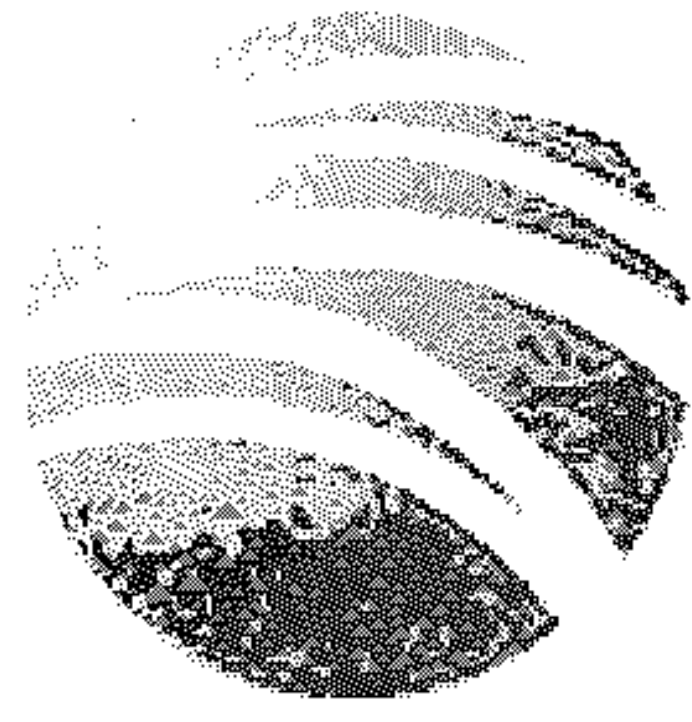
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491001



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$2,653.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03142

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This Warranty Deed

Made this 6 day of May, 2026 by Michael B. Ehik, individually a Single Man and as Trustee of the Michael B. Ehik Revocable Living Trust under Agreement dated June 4, 2025, hereinafter called the Grantor, to John P. Fitch, A Married Man, whose post office address is: 8 Creek Side Ct, Middle River, MD 21220, hereinafter called the Grantee:

(Whenever used herein the term "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 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 that certain land situated in Sarasota County, Florida, viz:

Lot 172, VENICE PALMS PHASE I, as per map or plat thereof recorded in Plat Book 40, Page 7, of the Public records of Sarasota County, Florida.

Parcel Identification Number: 0413140015

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of

County of

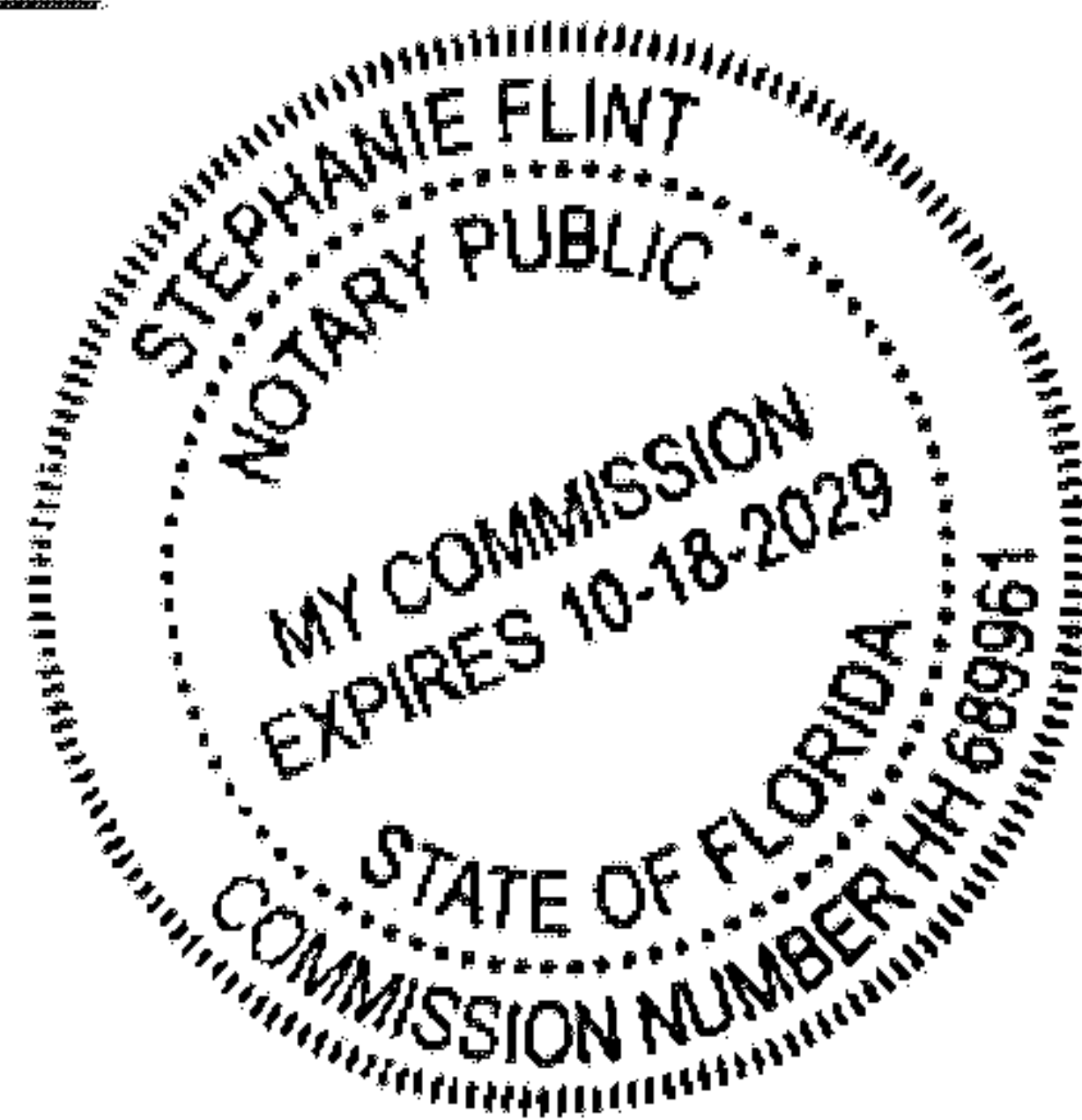
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May, 2026, by Michael B. Ehik, individually and as Trustee, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Michael B. Ehik
By: Michael B. Ehik, individually and as Trustee
884 Macaw Cir
Venice, FL 34285

Stephanie Flint
304 W. Venice Ave #302
Venice, FL 34285

DOB Hitchings
304 W. Venice Ave #302
Venice, FL 34285

FLORIDA
SARASOTA