

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061602 2 PG(S)**

Prepared by and return to:
Misty M. Clausen
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Port Charlotte, FL 33953

**5/7/2026 11:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491075**

File No PC-26-70

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Parcel Identification No 1132-21-3011

[Space Above This Line For Recording Data]

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

This indenture made the 7th day of May, 2026 between **Tyler R. Tella, a single man**, whose post office address is 7258 Dateland Street, Englewood, FL 34224, of the County of Charlotte, Florida, Grantor, to **Viorel Kosovan, a married man**, whose post office address is 3548 Candia Avenue, North Port, FL 34286, of the County of Sarasota, Florida, 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 11, Block 2130, Forty-Fifth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 38, 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

