

5/7/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491461

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Barbara P. Phillips
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575-A Tamiami Trail
Port Charlotte, Florida 33952
Our File No.: **P26-0186**
Property Appraisers Parcel Identification (Folio) Number: 1004018530
Florida Documentary Stamps in the amount of \$147.00 have been paid hereon.

Doc Stamp-Deed: \$147.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

6th **WARRANTY DEED**

THIS WARRANTY DEED, made the ____ day of May, 2026 by JOSE MARTINEZ and LOURDES MARTINEZ a/k/a LOURDES MARTINEZ S., husband and wife, whose mailing address is 6730 HOULTON CIRCLE , LAKE WORTH , FL 33647 herein called the Grantors, to MAKSIM MATORIN whose mailing address is 277 GOLD STREET APT. 8J , BROOKLYN , NY 11201, 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)

W I T N E S S E T H: That the Grantors, 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 30, Block 185, 2nd addition to PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 11, Pages 30 and 30A thru 30G, of the Public Records of Sarasota County, Florida
Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lorena Valdes

Witness #1 Signature
Printed Name: Lorena Valdes
435 S. Ridgewood Ave., Daytona Beach, FL 32114

Witness #1 Full Address
Linda Bayne

Witness #2 Signature
Printed Name: Linda Bayne
435 S. Ridgewood Ave., Daytona Beach, FL 32114

Witness #2 Full Address

Jose Martinez

JOSE MARTINEZ

Lourdes Martinez
LOURDES MARTINEZ

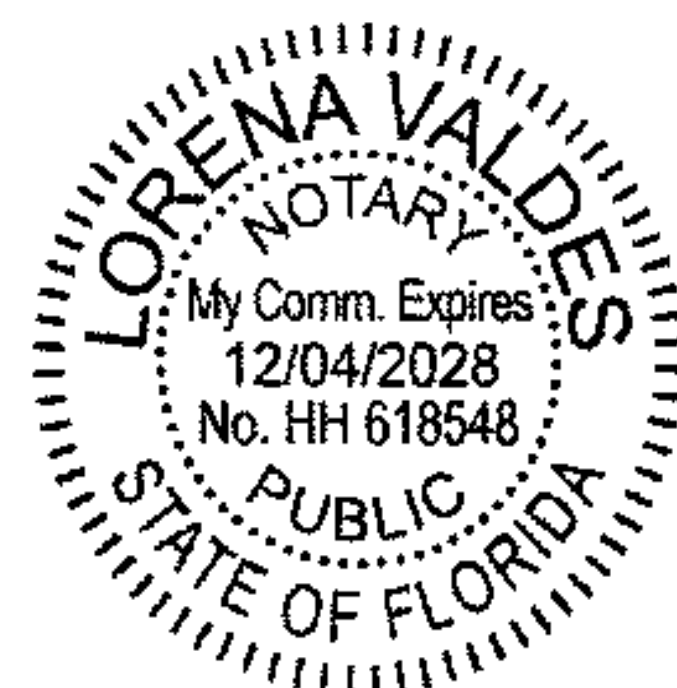
A/K/A LOURDES MARTINEZ S.

State of: **FLORIDA**
County of: **HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 6th day of May, 2026, by JOSE MARTINEZ and LOURDES MARTINEZ A/K/A LOURDES MARTINEZ S. who has appeared by physical presence or by X online notarization, and who are personally known to me or have produced FLDL as identification.

SEAL

My commission expires:



Lorena Valdes
Florida Online Notary - Certified FS 117.021

Notary Public
Lorena Valdes
Printed Notary Name

