

5/14/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494335

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL 33948

Doc Stamp-Deed: \$196.00

File No.: PC-2026-6145  
Parcel ID Number: 1145097816, 1145097817

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## WARRANTY DEED

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

This indenture made the 14th day of May, 2026 between MK Real Estate, LLC, a Florida Limited Liability Company, whose post office address is PO Box 7435, North Port, FL 34290, of the County of Sarasota, State of Florida, Grantor, to Fidens Investments LLC, a Florida Limited Liability Company, whose post office address is 17641 Charnwood Drive, Boca Raton, FL 33498, of the County of Palm Beach, State of 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:

**PARCEL 1: Lot 17, Block 978, TwentySecond Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10J, of the Public Records of Sarasota County, Florida.**

**PARCEL 2: Lot 16, Block 978, TwentySecond Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10J, of the Public Records of Sarasota County, Florida.**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
WITNESS 1 SIGNATURE  
PRINT NAME: Jessica Perrault

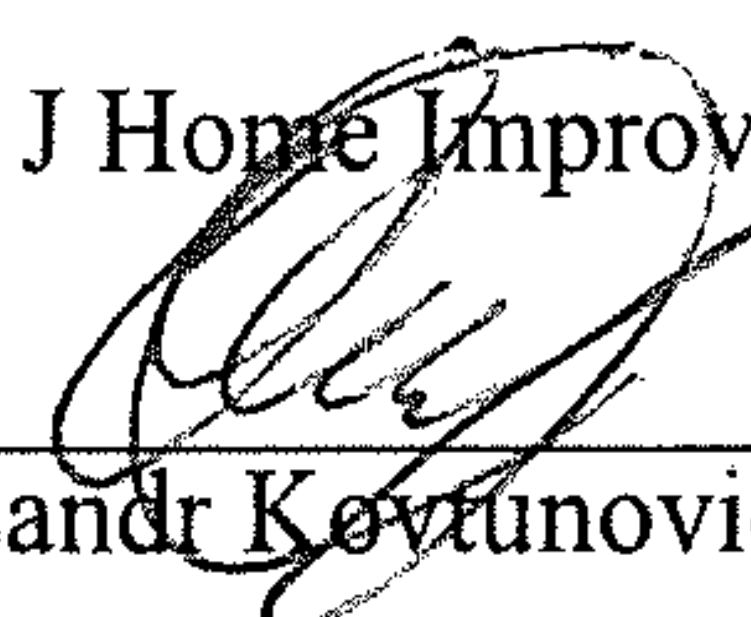
WITNESS 1 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL. 33948

  
WITNESS 2 SIGNATURE  
PRINT NAME: Alisha McKinney

WITNESS 2 ADDRESS:  
18316 Murdock Circle, Unit 106  
Port Charlotte, FL. 33948


MK Real Estate, LLC, a Florida Limited Liability Company

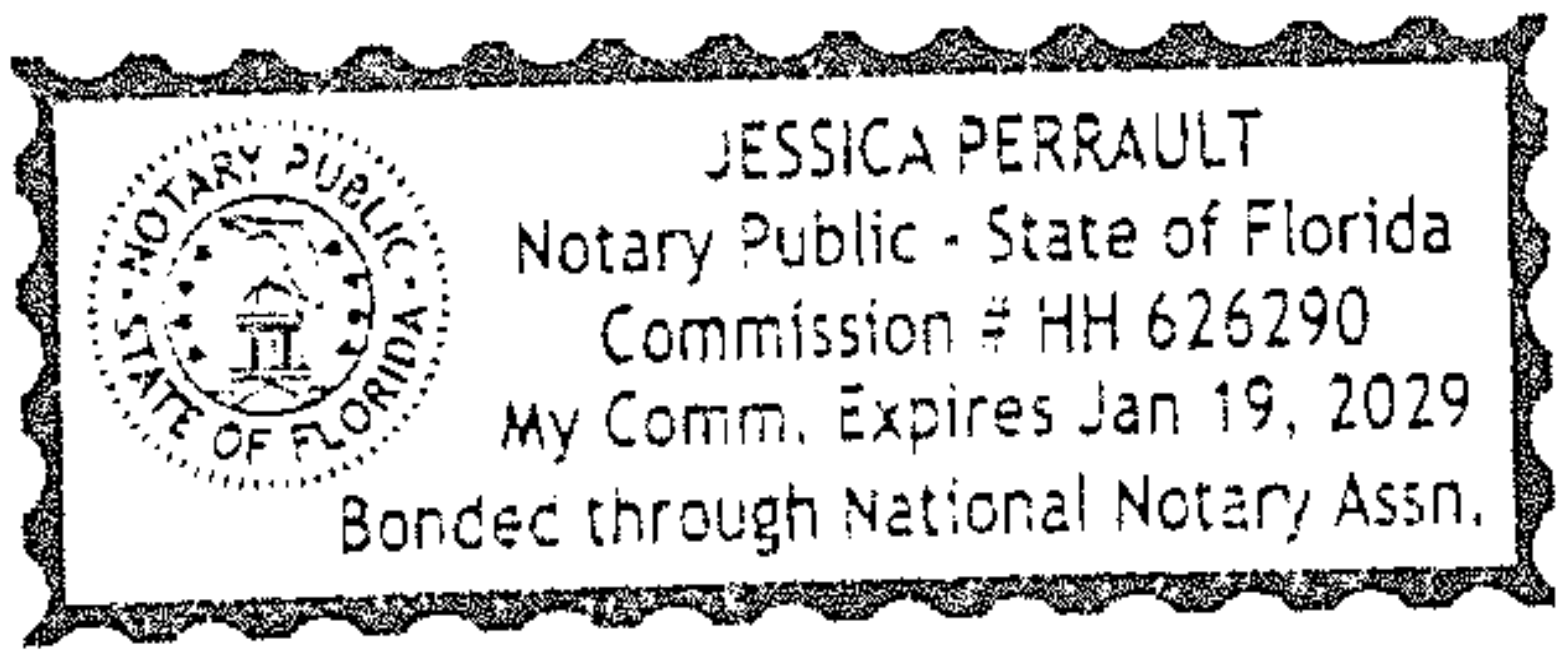
By: A & J Home Improvement, Inc.

By:   
Aleksandr Kovtunovich, President

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of May, 2026, by Aleksandr Kovtunovich, President of A & J Home Improvement Inc., Authorized Member of MK Real Estate, LLC, a FL Limited Liability Company, on behalf of the company,  who is/are personally known to me or  who has/have produced Drivers License as identification.

  
Signature of Notary Public  
Jessica Perrault  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)