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INSTRUMENT # 2026065383 2 PG(S)

5/14/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494348

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$189.00

File No.: NP-2026-3086
Parcel ID Number: 0962091216

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **15th day of May, 2026** between **Vladimir Kochmola, a married man**, whose post office address is **6101 Northeast 79th Avenue, Vancouver, WA 98662**, of the County of Clark, State of Washington, Grantor, to **Michael R. Minarik, a single man**, whose post office address is **1619 Oakland Road, North Port, FL 34286**, of the County of Sarasota, 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:

Lot 16, Block 912, Twentieth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 8, 8A through 8K, inclusive, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has 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: Abigail Gardner


Vladimir Kochmola

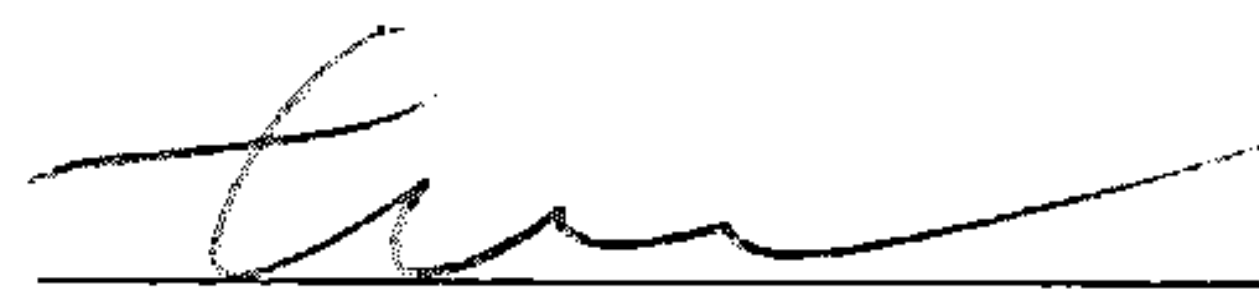
WITNESS 1 ADDRESS:
1259 Burman-1 in SE
Lacey, WA 98503


WITNESS 2 SIGNATURE
PRINT NAME: Eridani Patrick

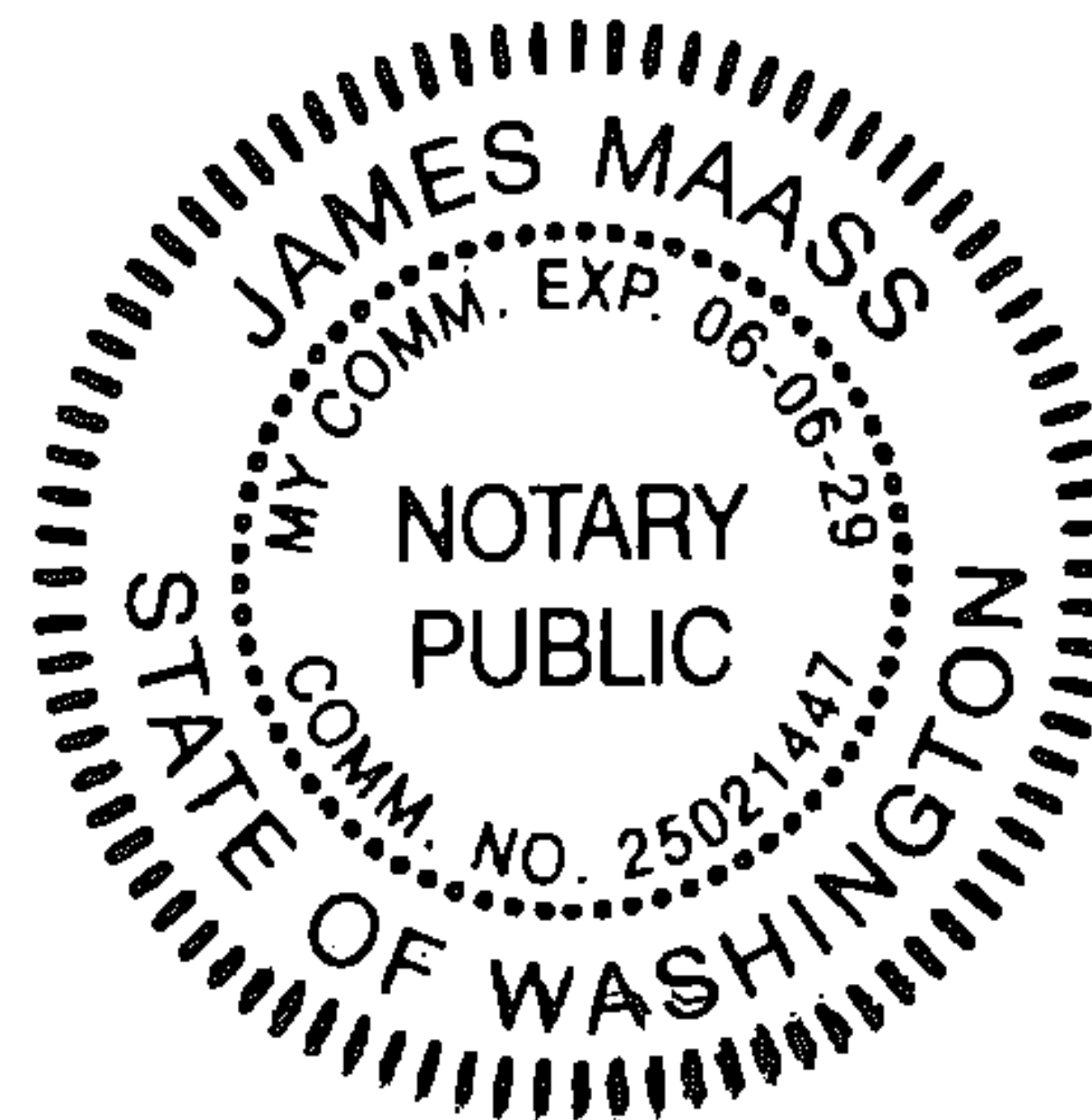
WITNESS 2 ADDRESS:
8211 Vancouver Mall Dr.
Vancouver, WA 98662

STATE OF ~~FLORIDA~~ ^{Washington}
COUNTY OF ~~SARASOTA~~ ^{Clark}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 2026, by Vladimir Kochmola, who is/are personally known to me or who has/have produced valid drivers License as identification.


Signature of Notary Public

James Maas
Print, Type/Stamp Name of Notary



(NOTARY SEAL)