

Prepared by
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL 34231
(941) 957-3500

5/29/2026 3:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CSC Receipt # 3500720

Doc Stamp-Deed: \$2,344.30

Return to: GRANTEE

File No.: 22912

\$334,900.00

CORPORATE WARRANTY DEED

This indenture made on 5/29/2026 A.D., by

Golden Oaks Homes, Inc a Florida corporation

whose address is: **5162 Weatherton St. , North Port, FL 34288**
hereinafter called the "grantor", to

Matthew C Pehler and Heike K Pehler, husband and wife

whose address is: **4840 KISKA RD. , North Port, FL 34286**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 29, Block 2603, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Pages 8 and 8A thru 8GG, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1142260329**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 except taxes accruing subsequent to December 31st of **2026**.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Golden Oaks Homes, Inc a Florida corporation

Oleg Koshevoy
By: Oleg Koshevoy, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Donna Bennington
Witness Signature
Print Name: Donna Bennington
7037 S. Tamiami Trail, Unit C
Sarasota, Florida 34231

Lyn Breedlove
Witness Signature
Print Name: Lyn Breedlove
4729 Royal Palm Ave
Sarasota, FL 34234

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this May 29, 2026, by Oleg Koshevoy, as President on behalf of Golden Oaks Homes, Inc. who is personally known to me or who has produced Dr. Lic. as identification.

(Notary Seal)

Notary Public

My Commission Expires:

