

6/2/2026 12:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501822

Prepared by and return to:

JILL C. McCrORY

Attorney at Law

McCrory Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

941-205-1122

File Number: 260228

Will Call No.:

Doc Stamp-Deed: \$73.50

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Warranty Deed

This Warranty Deed made this 29th day of May, 2026 between JAYKISHAN MUTKAWOA, a single man whose post office address is 55 Mill Plain Road , 31-5, Danbury, CT 06811, grantor, and LUKE WESTFALL, a single man whose post office address is 1235 Beeman Avenue, North Port, FL 34288, grantee:

(Whenever 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, trusts and trustees).

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 17, Block 2078, Forty Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 19, Pages 38, 38A through 38CG, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1133207817

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 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 31, 2025.

DoubleTime®

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:

First Witness Signature

ADINAEZ ALVES DE SOUZA
First Witness Printed Name

First Witness Address: 12 MORRIS ST

DANBURY CT 06810

Second Witness Signature

ERIC STILLWELL
Second Witness Printed Name

Second Witness Address: 42 LAKE

Ave EXT DANBURY, CT 06811

State of Connecticut

County of Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of May, 2026 by JAYKISHAN MUTKAOWA, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: AJAY KAPADIA

My Commission Expires: 10/31/2026

Ajay Kapadia
Notary Public, State of Connecticut
Commission No. 195479
My Commission Expires: 10/31/2026