

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074717 1 PG(S)

6/2/2026 2:27 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3502059

THIS INSTRUMENT PREPARED BY & RETURN TO:
Valerie K. Henry
GOLD CREST TITLE SERVICES
19700 Cochran Blvd., Unit B
Port Charlotte, FL 33948
Our File No. GC26-083

Fee Simple Deed

Doc Stamp-Deed: \$2,380.00

Rec \$11.00
Doc \$2,380.00
Sales Price \$340,000.00 Property Appraiser Parcel Identification (Folio) Number: 0937169624

THIS INDENTURE, Made this 1 day of JUNE, 2026, by BILJANA PUTNIK-MCGINN, a single person, and as Trustee of the BILJANA PUTNIK-MCGINN REVOCABLE LIVING TRUST dated March 4, 2010, whose post office address is 291 Lomond Drive, Port Charlotte, FL 33953, herein called the Grantor, to MELANIE J. TOMIC and TIMOTHY P. TOMIC, wife and husband, whose post office address is 8421 Norbert Avenue, North Port, FL 34287, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND 00/100----- (\$10.00) -----Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and transfers unto the Grantee, all that certain land situate in Sarasota County, Florida, to-wit:

Lot 24, Block 1696, 36th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 16, Pages 3, 3A thru 3M, 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.

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.

Cathy Puterbaugh
1st witness - Signature

Cathy Puterbaugh
1st witness - Printed name

19700 Cochran Blvd
Port Charlotte FL 33948
1st witness - Address

[Signature]
2nd witness - Signature

[Printed Name]
2nd witness - Printed name

19700 Cochran Blvd
Port Charlotte FL 33948
2nd witness - Address

BILJANA PUTNIK-MCGINN REVOCABLE LIVING TRUST dated March 4, 2010

[Signature]

BILJANA PUTNIK-MCGINN, Individually & as Trustee

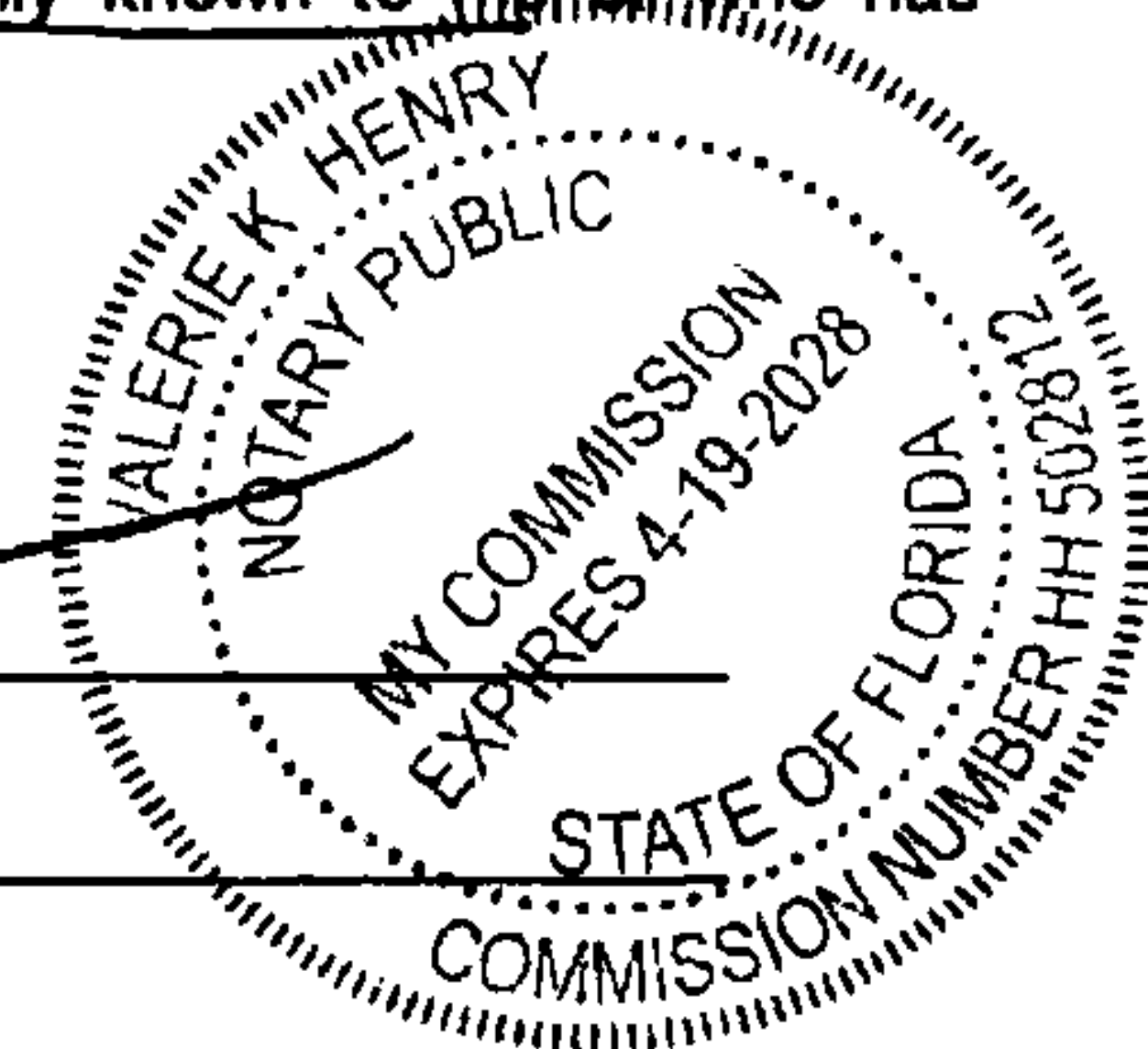
STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of June, 2026, by BILJANA PUTNIK-MCGINN, Individually and as Trustee of the BILJANA PUTNIK-MCGINN REVOCABLE LIVING TRUST dated March 4, 2010, who is personally known to me or who has produced _____ as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name



My commission expires:

Online Notary (Check box if acknowledgment done by Online Notarization)