

6/3/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3502612

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260763

Parcel ID: **1145-09-6717**

Florida Documentary Stamps in the amount of **\$126.00** have been paid hereon.

Doc Stamp-Deed: \$126.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **3rd day of June, 2026** by

MK Real Estate LLC, a Florida Limited Liability Company,

whose post office address is PO Box 7435, North Port, FL 34290,

herein called the Grantor, to

Benjamin D. Holroyd,

whose post office address is 4491 Wynwood Lane, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of EIGHTEEN THOUSAND AND 00/100 (**\$18,000.00**) 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, State of Florida, viz.:

Lot 17, Block 967, Twenty Second Addition to Port Charlotte Subdivision, a subdivision, according to the Plat thereof, recorded in Plat Book 14, Page 10, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

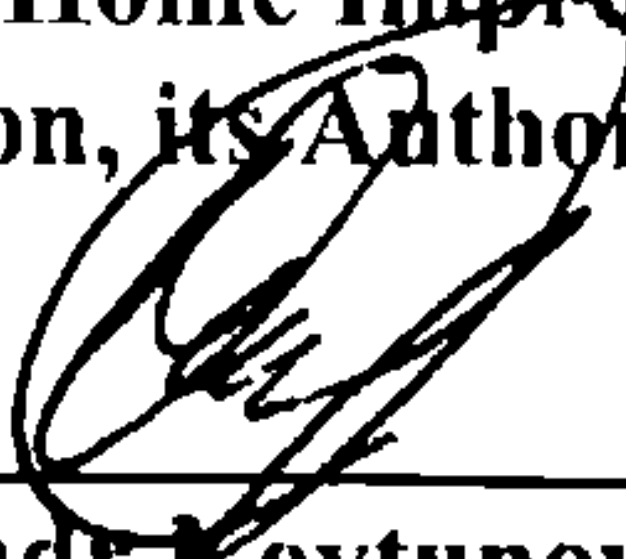
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

MK Real Estate LLC, a Florida Limited Liability Company

By: A & J Home Improvement, Inc., a Florida Corporation, its Authorized Member

By: 
Aleksandr Kovtunovich, President

Witness #2:

Hor. A. Edwards

Signature

Hor. A. Edwards

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 3rd day of June, 2026, by Aleksandr Kovtunovich, (☐) who is/are personally known to me or (☒) who has/have produced Driver License as identification.

Kim Moulton

Signature of Notary Public

Kimberly A. Moulton

Print, Type/Stamp Name of Notary

