

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076624 2 PG(S)**

6/5/2026 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503700

Prepared by and Return to:

Jill Barberine

Suncoast One Title & Closings, Inc.

103 West Marion Avenue, Suite 111

Punta Gorda, FL 33950

Doc Stamp-Deed: \$126.00

File No.: PG-2026-3238

Parcel ID Number: 0970063801

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WARRANTY DEED

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

This indenture made the 5th day of June, 2026 between MK Real Estate, LLC, a Florida Limited Liability Company, whose post office address is PO Box 7435, North Port, FL 34290, of the County of Sarasota, State of Florida, Grantor, to Michael Silva and Lindsay Silva, husband and wife, whose post office address is 6014 Mayo Avenue, North Port, FL 34291, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 1, in Block 638, of Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, at Pages 13, 13A through 13Q, 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have 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: Jessica Perrault

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106

Port Charlotte, FL. 33948

MK Real Estate, LLC, a Florida Limited Liability Company

By: A & J Home Improvement Inc.

By:

Aleksandr Kovtunovich, President

WITNESS 2 SIGNATURE

PRINT NAME: Alisha McKinney

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106

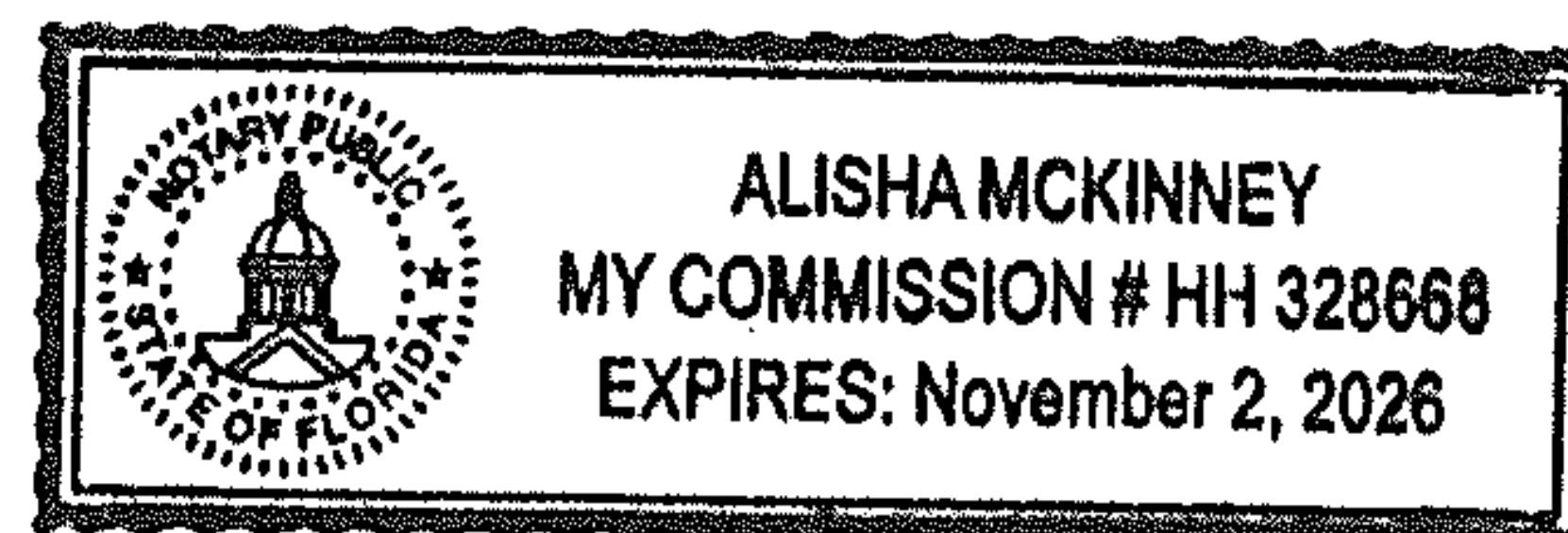
Port Charlotte, FL. 33948

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of June, 2026, by Aleksandr Kovtunovich, President of A & J Home Improvement Inc., Authorized Member of MK Real Estate, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced Florida DL as identification.

Signature of Notary Public

Alisha McKinney
Print, Type/Stamp Name of Notary



(NOTARY SEAL)