

6/8/2026 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504219

Doc Stamp-Deed: \$1,995.00

This Instrument Prepared By:
Edward Wotitzky
Wotitzky, Wotitzky & Young, P.A.
1107 W. Marion Avenue
Suite 111
Punta Gorda, FL 33950
File Number: 26824.923-3
Parcel ID: 1146-10-7928
Consideration: 285,000.00

Warranty Deed

THIS INDENTURE, Made the 5th day of June, 2026, by DAVID HOUSER, an unmarried man, as Grantor, whose address is P.O. Box 329, 24123 Peachland Blvd., #C4, Port Charlotte, FL 33954 to MARIANE CROMBECQ, an unmarried woman, whose address is 5288 Ute Avenue, North Port, FL 34288, as Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, further singular and plural are interchangeable as text requires.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, 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:

Lot 28, Block 1079, 23RD ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 14, Pages 13, 13A through 13-I, inclusive, of the Public Records of Sarasota County, Florida

SUBJECT to restrictions, easements, zoning and other governmental regulatory matters, and taxes for the current year.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And said Grantor does 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 has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

David Houser
DAVID HOUSER

Jakub Trunda
Witness Signature

Jakub Trunda
Witness Name

12 SE 7th St., Suite 820, Fort Lauderdale, FL 33301
Witness Address

Cameron Nathan
Witness Signature

Cameron Philip Nathan
Witness Name

12 SE 7th St., Suite 820, Fort Lauderdale, FL 33301
Witness Address

STATE/PROVINCE OF Florida
COUNTRY OF Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4th day of June, 2026, by DAVID HOUSER, ☐ who is personally known to me or ☒ who has produced passport as identification.

Notarized online using audio-video communication technology

Cameron Nathan
Signature of Notary Public

Cameron Philip Nathan
Print, Type/Stamp Name of Notary

