

6/10/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505551

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$105.00

File No.: VEN-2026-2077
Parcel ID Number: 0971127804

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WARRANTY DEED

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

This indenture made the 5th day of June, 2026 between Christopher Cordeiro, a married man, whose post office address is 23110 State Road 54, 304, Lutz, FL 33549, of the County of FL, State of Florida, Grantor, to Lance Sniadowski, a single man, whose post office address is 156 Clarke Avenue, STATEN ISLAND, NY 10306, of the County of Richmond, State of New York, Grantee:

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 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, Florida, to-wit:

Lot 4, Block 1278, 26th Addition to Port Charlotte, according to the plat thereof, as recorded in Plat Book 15, Page(s) 3, 3A through 3S, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

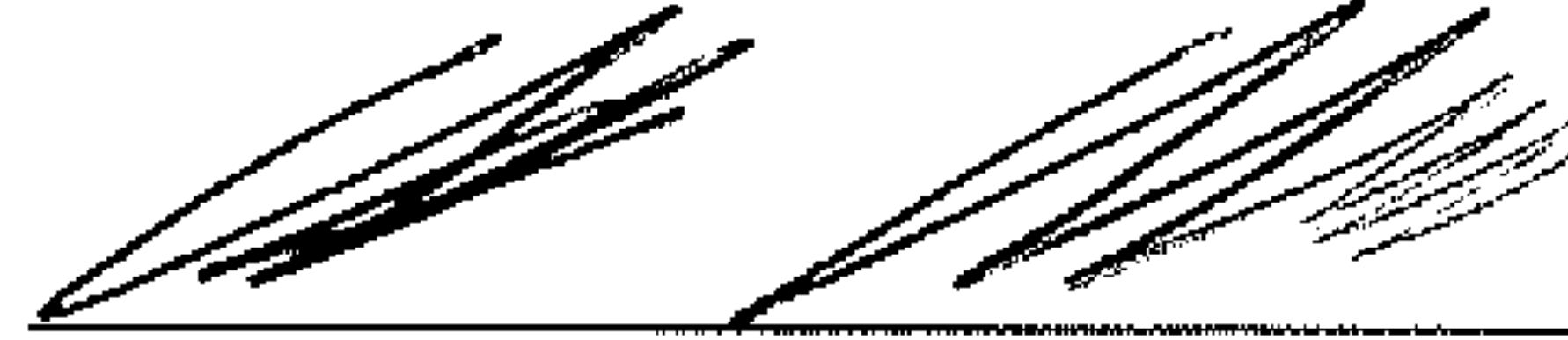
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



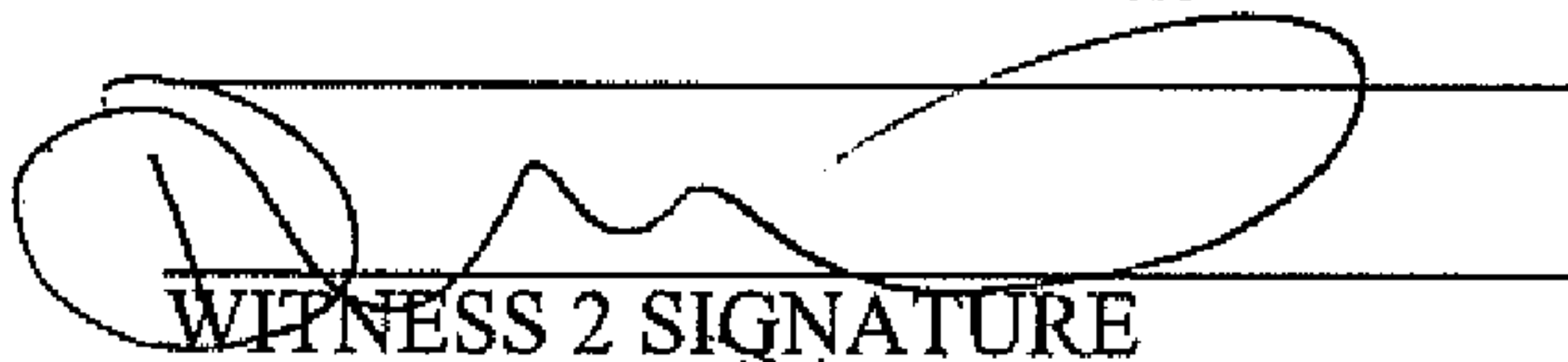
WITNESS 1 SIGNATURE

PRINT NAME: Manda Warren


Christopher Cordeiro

WITNESS 1 ADDRESS:

1212-A E. Venice Ave. Venice FL 34285



WITNESS 2 SIGNATURE

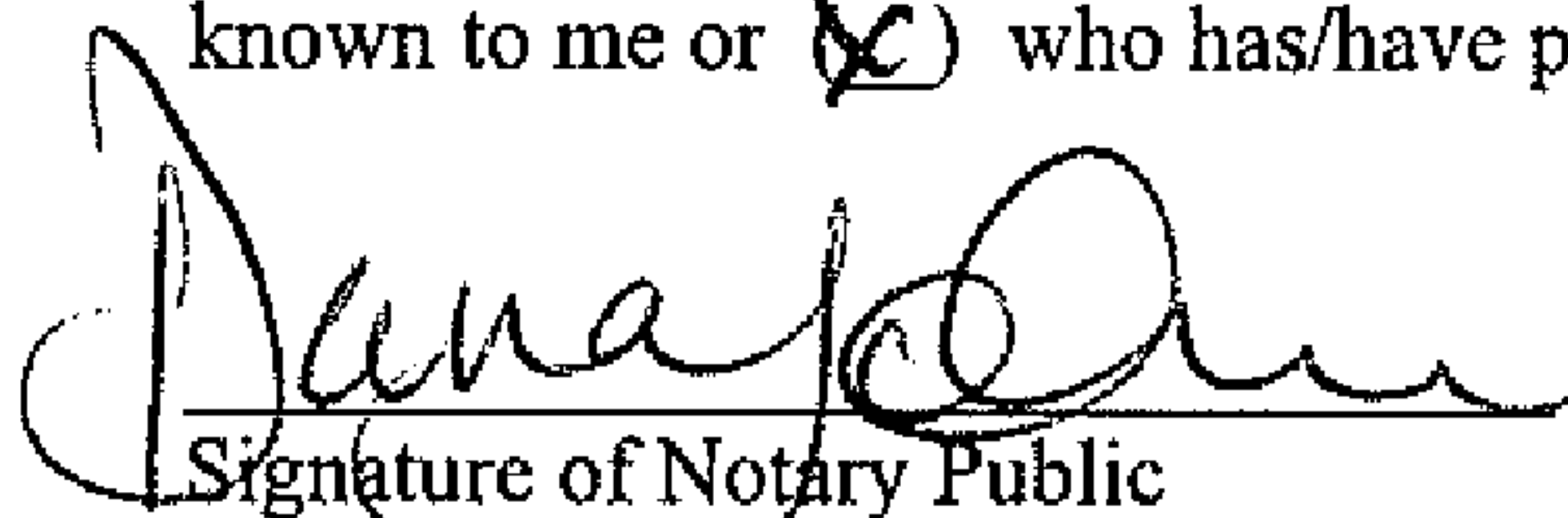
PRINT NAME: DANA Johnstone

WITNESS 2 ADDRESS:

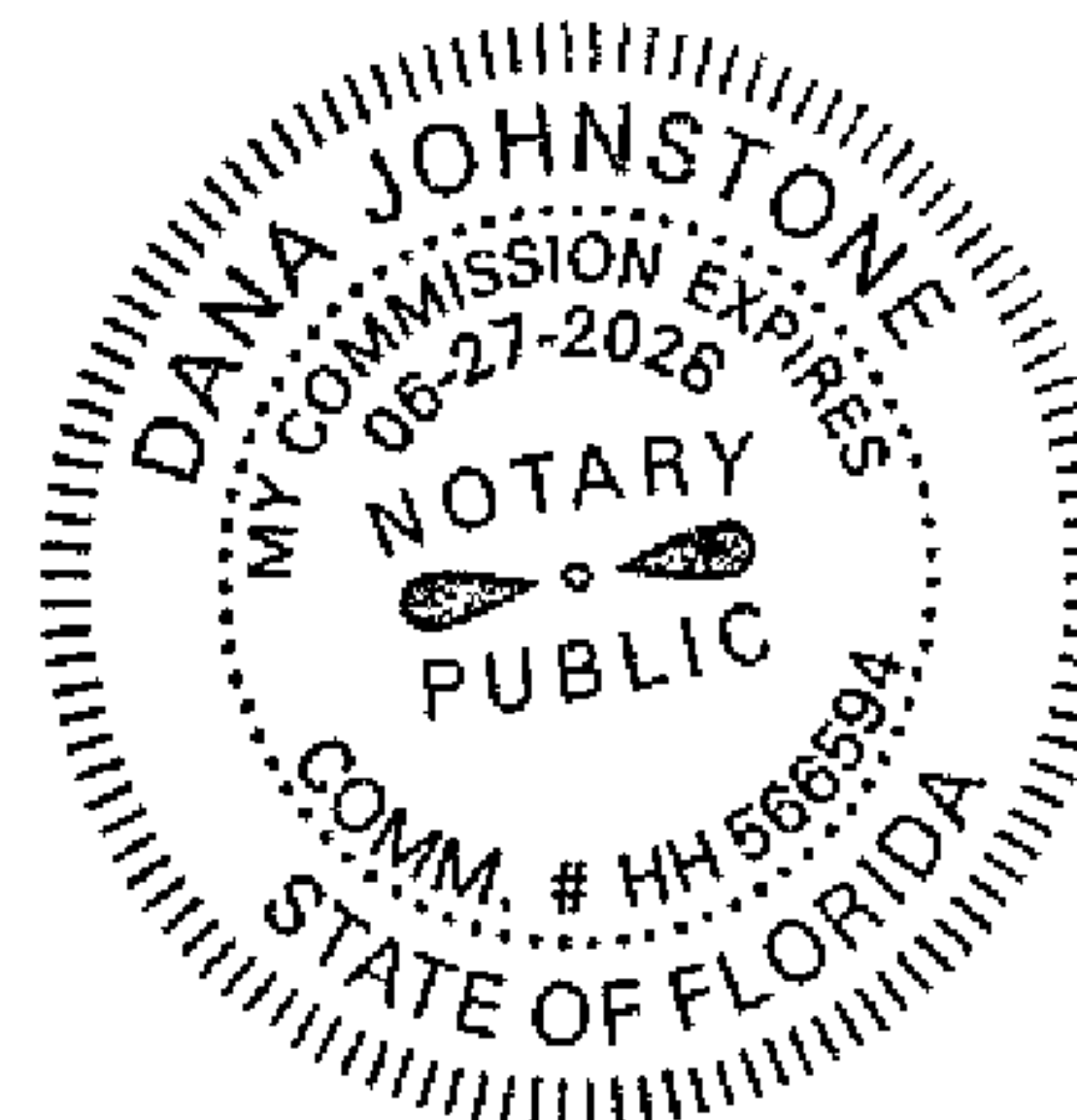
1212-A E. Venice Ave. Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June, 2026, by Christopher Cordeiro, ☐ who is/are personally known to me or ☒ who has/have produced photo ID as identification.


Signature of Notary Public

DANA Johnstone
Print, Type/Stamp Name of Notary



(NOTARY SEAL)