

PREPARED BY AND RETURN TO

Matthew Chtchavinski

✓ 4522 Enid Lane
North Port FL 34288

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079050 2 PG(S)
Jun 10 2026 04 03 06 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FL

Doc Stamp De d \$0 70



[Sp ce Abo e Th s L Fo Record ng D t]

WARRANTY DEED

(STATUTORY FORM SECTION 689 02 FS)

This indenture made the **10th day of June, 2026** between **Matthew V Chtchavinski** whose post office address is 4522 Enid Lane, North Port, FL 34288 of the County of Sarasota Florida Grantor to **Matthew V Chtchavinski and Joanna Chtchavinski, husband and wife** whose post office address is 4522 Enid Lane, North Port FL 34288 of the County of Sarasota, Florida 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 County Florida to wit

Lot 26 Block 737 of Twelfth Addition to Port Charlotte Subdivision a subdivision according to the plat thereof as recorded in Plat Book 13 Page 8 of the Public Records of Sarasota County Florida

Parcel ID Number 1144073726

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 Grantee 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]

Witness 1 Print Jared Fehman

Witness 1 Address
1848 Nustone rd North Port FL 34288

Witness 2 [Signature]

Witness 2 Print Phillip Bauman

Witness 2 Address
410 Dunn Dr NE, Port Charlotte, FL 33952

[Signature]

Matthew V Chtchavinski

4522 Enid Lane

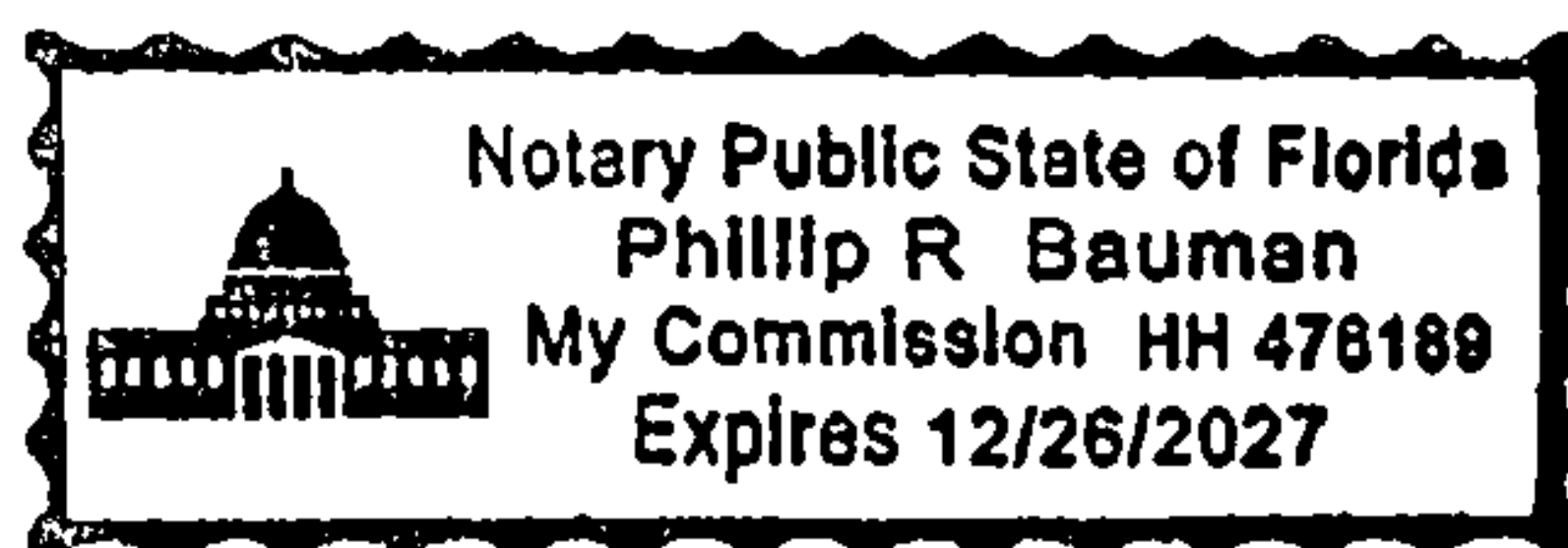
North Port FL 34288

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Before me a Notary Public by means of ☒ physical presence or ☐ online notarization the foregoing instrument was acknowledged this 10th day of June 2026 by **Matthew V Chtchavinski** who

☒ is personally known to me or

☐ has produced known as identification



[Signature]

Notary Public State of Florida