

This Instrument Prepared by and Return to:

✓ **Christopher Chait**

6457 Pimlico Street
North Port, FL 34291

Parcel ID: 1140179017, 1140179005, 1140179018, & 1140179006

Florida Documentary Stamps in the amount of \$.70 have been paid hereon.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080048 2 PG(S)
June 12, 2026 10:09:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$.70



SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 12 day of June, 2026 by

Christopher Chait a.k.a Christopher A. Chait and Janna Lynn Chait, Husband and Wife,

whose post office address is 6457 Pimlico Street, North Port, FL 34291,

herein called the Grantor, to

Christopher Chait and Janna Lynn Chait, Husband and Wife,

whose post office address is 6457 Pimlico Street, North Port, FL 34291,

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 TEN AND 00/100 (\$10.00) 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.:

Parcel 1:

Lot 17, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 18, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

Parcel 3:

Lot 5, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

Parcel 4:

Lot 6, Block 1790, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 18, 18A through 18M, 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:

Elizabeth A. Sawyer
Signature

Elizabeth A. Sawyer
Printed Name

1188 S Sumter Blvd
Full Address North Port FL 34287

Christopher Chait

Christopher Chait a.k.a Christopher A. Chait

Janna Lynn Chait
Janna Lynn Chait

Witness #2:

Dana Browne
Signature

Dana Browne
Printed Name

1181 S Sumter Blvd
Full Address North Port FL 34287

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12 day of Jun, 2026, by Christopher Chait a.k.a Christopher A. Chait and Janna Lynn Chait, () who is/are personally known to me or (X) who has/have produced Driver license as identification.

Kuntal Patel
Signature of Notary Public

Kuntal Patel
Print, Type/Stamp Name of Notary

