

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081374 2 PG(S)**

6/15/2026 4:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507662

Doc Stamp-Deed: \$147.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6663

Purchase Price: \$21,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$147.00

Parcel Identification No.: 1140179015

WARRANTY DEED

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

THIS INDENTURE made this **15th day of June, 2026**, between **Mark Shvartsman and Irene Shvartsman, husband and wife**, whose post office address is **11021 W. Buchanan St, Avondale, AZ 85323**, Grantors, to **Florina Kjatazaj and Miftar Mula, wife and husband**, whose post office address is **8 Quincy Close, Ridgefield, CT 06877**, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 15, Block 1790, 34th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 18, 18A through 18M, inclusive, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Philip Miller
Printed Name: Philip Miller
P.O. Address: 14589 W. Winding Trail
Surprise, AZ 85374

Mark Shvartsman
Mark Shvartsman
Irene Shvartsman
Irene Shvartsman

WITNESSES #2:

Matt Miller
Printed Name: Matt Miller
P.O. Address: 20707 N 67th Ave # 124
Glendale AZ 85308

STATE OF AZ
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of June, 2026, by Mark Shvartsman and Irene Shvartsman, ☐ who is/are personally known to me or ☒ who has/have produced AZOL as identification.

Matt Miller
Signature of Notary Public

Matt Miller
Print, Type/Stamp Name of Notary

