

6/16/2026 5:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3508584

Doc Stamp-Deed: \$1,487.50



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 267000-90

WARRANTY DEED

This indenture made on **June 16, 2026** by **Eric Maltais and Dominique Simard, husband and wife**, whose address is: 1162 Rue King, Chicoutimi, QC, G7H 1E9, Canada hereinafter called the "grantor", to **James Novak and Alicia Novak, husband and wife and Laura Cotte, as joint tenants with rights of survivorship**, whose address is: 3707 Horace Ave., North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, **Florida**, to-wit:

Lot 191, TOWNS AT LAKESIDE, according to the Plat thereof, recorded in Plat Book 44, Page(s) 38, 38A through 38D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **1116070191**

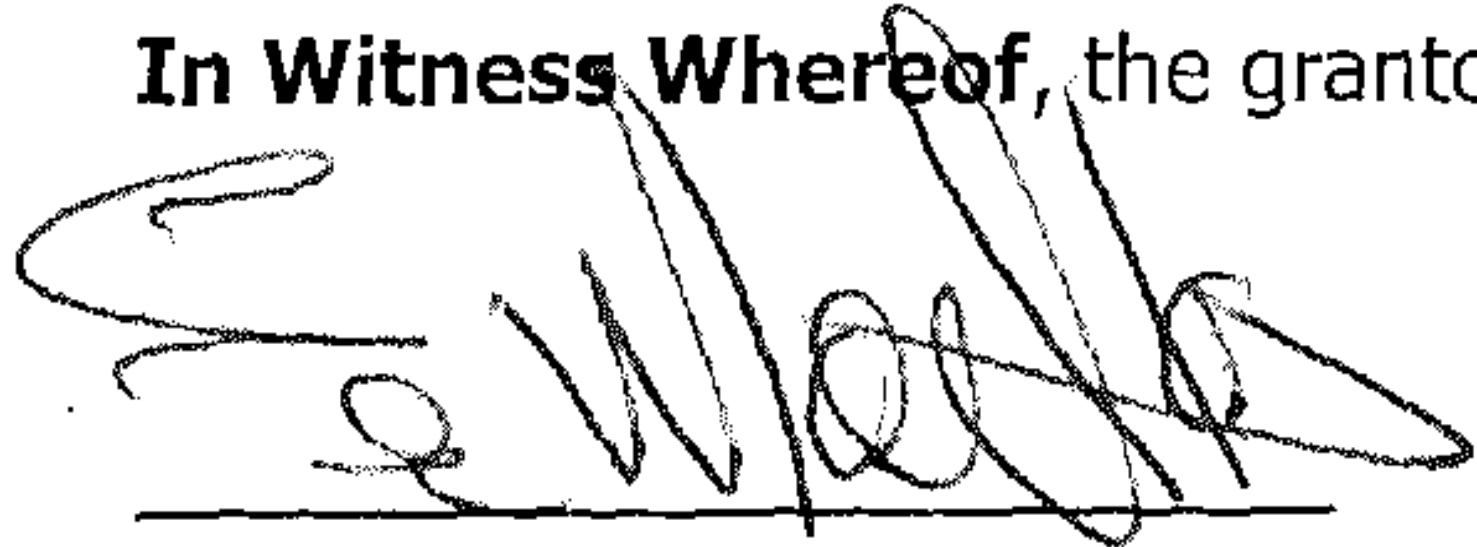
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

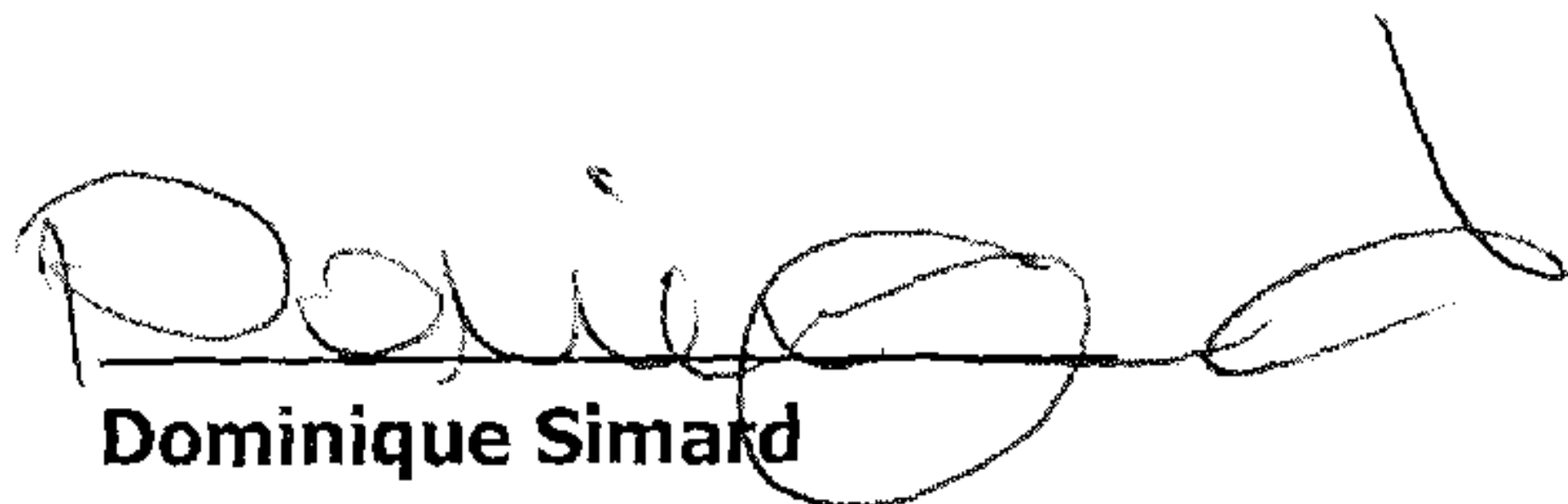
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully 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 December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

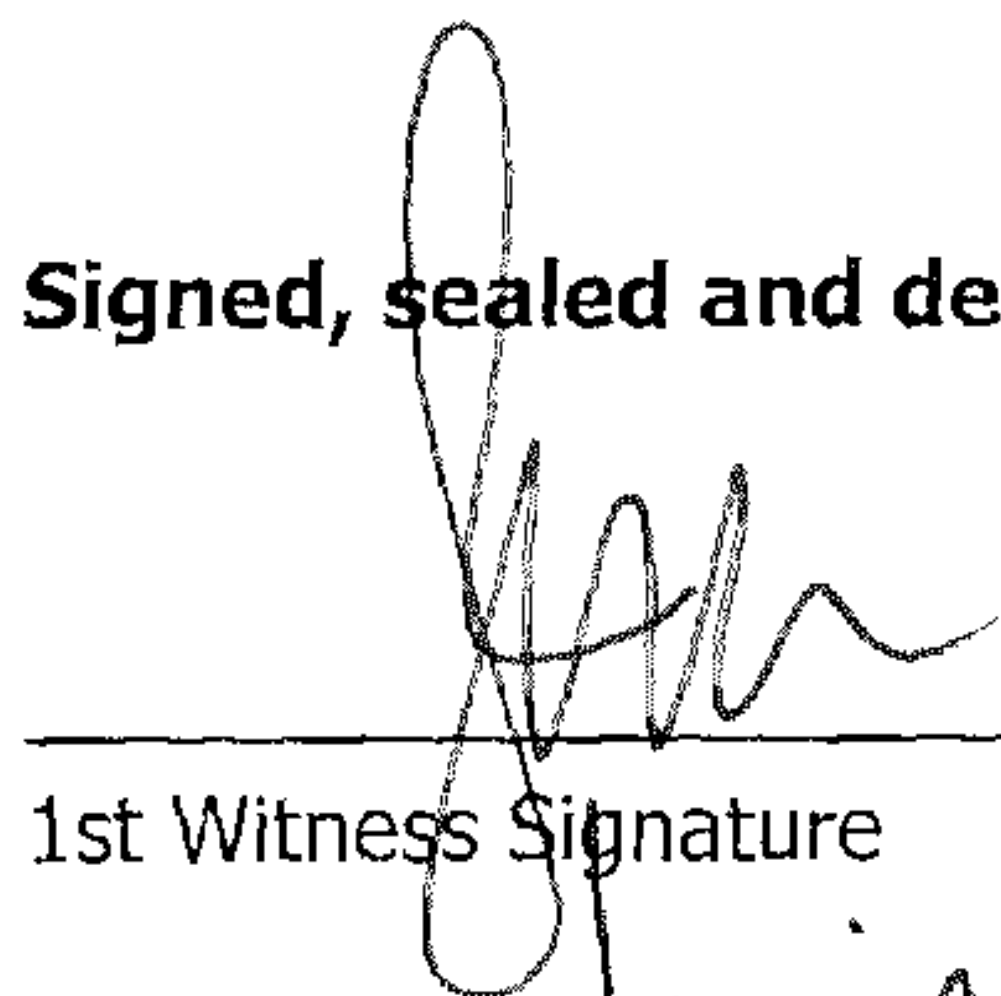


Eric Maltais



Dominique Simard

Signed, sealed and delivered in our presence:



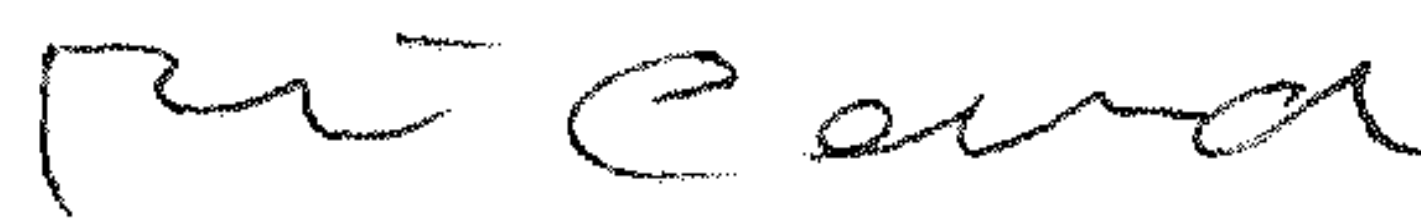
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave
Venice FL 34285

State of Florida

County of Sarasota



2nd Witness Signature

Print Name: VINCENT RICARD

Address: 1244 RANCHERO DR
SARASOTA FL 34240

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on June 9, 2026, by Eric Maltais and Dominique Simard, who () is/are
personally known to me or who (X) produced a valid Photo ID as identification.


Notary Public Signature

Printed Name: Jennifer Moore

My Commission Expires: 06/17/29



(NOTARY SEAL)

