

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083891 2 PG(S)**

6/18/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509800

Prepared By and Return To:

Nancy Chavez - Pres
Trustar Title Company Inc
10691 N Kendall Drive Suite 307
Miami, Florida 33176

Doc Stamp-Deed: \$1,820.00

File No. 20260527A

Property Appraiser's Parcel I.D. (folio) Number(s)

0964080411

WARRANTY DEED

THIS WARRANTY DEED dated June 18, 2026, by Kirk Pichotta and Caitlyn Marie Plchotta husband and wife, whose post office address is 15671 Davis Rd, Mountain WI 54149, hereinafter called the grantor, to Amable Padron and Malaquia Santos husband and wife, whose post office address is 3615 Duluth Terrace, North Port, FL 34286, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit:

Lot 11, Block 804, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, at Pages 7, 7A through 7P, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 31, 2025.

Signed, sealed and delivered in the presence of:

WITNESSES:



Nadia DeMessa
Print Name

Address of First Witness:

424 E Central Blvd, #203
Orlando, FL 32801

Yvette Allen

Yvette Allen
Print Name

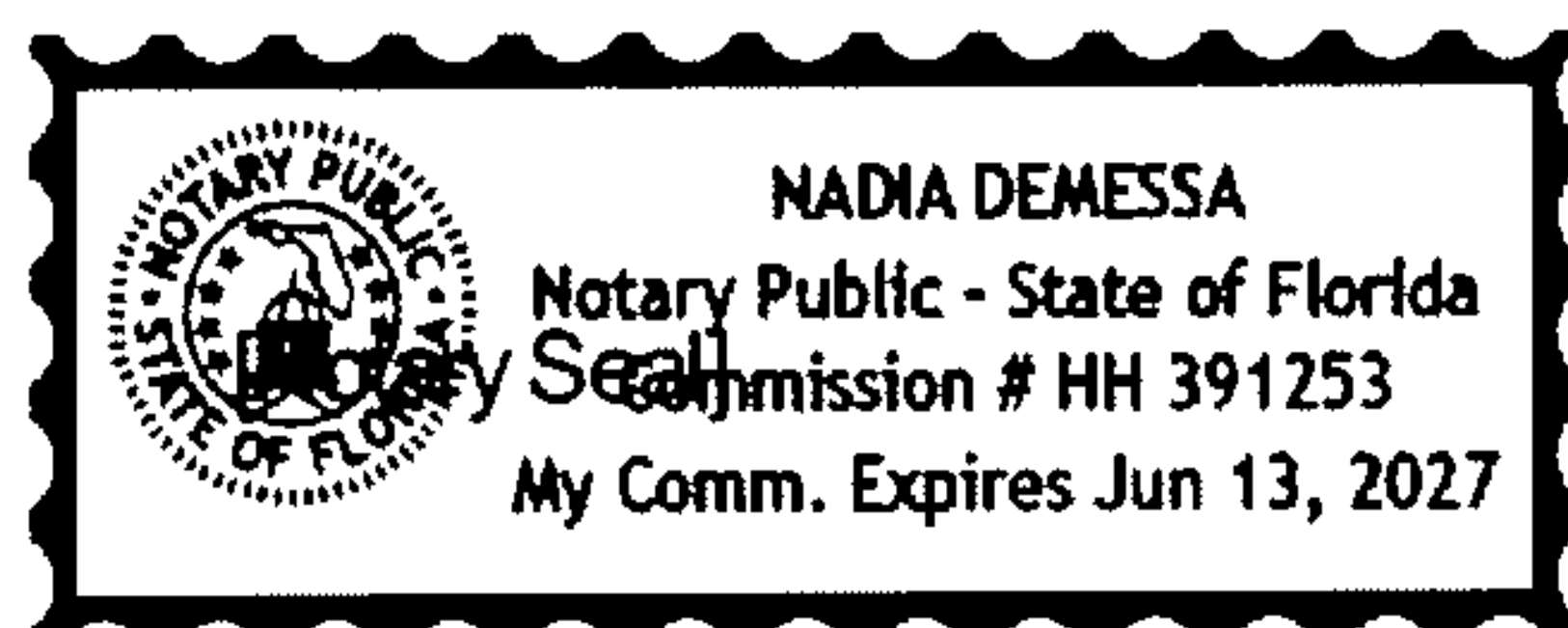
Address of Second Witness:

424 E Central Blvd, #203
Orlando, FL 32801

STATE OF FLORIDA

COUNTY OF ~~SARASOTA~~ ~~XXXXXX~~ Orange

The foregoing instrument was acknowledged before me by means of _____ physical presence or ☒ online notarization, this 16 day of June, 2026 by Kirk Pichotta and Caitlyn Marie Pichotta, who is personally known to me or who has produced Driver License as identification.



Kirk Pichotta

Kirk Pichotta
Caitlyn Marie Pichotta

Caitlyn Marie Pichotta

Address:
15671 Davis Rd
Mountain WI 54149



Name: Nadia DeMessa
Title/Rank: Notary
Serial Number, if any.

Completed via Remote Online Notarization using 2 way Audio/Video technology.