

6/22/2026 11:31 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510419

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260305

Doc Stamp-Deed: \$105.00

Page 1 of 2

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of June 2026, between **Luka Nikolich and Marina Nikolich, husband and wife** whose post office address is **873 Senaca Road, Venice, Florida 34293**, grantor, and **Ramazan Kerimi and Bukuriye Kerimi, a married couple** whose post office address is **8070 Loxley Avenue, North Port, Florida 34291**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 6, Block 1714, 36th Addition of Port Charlotte Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 16, Pages 3, 3A through 3M, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 0972171406

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

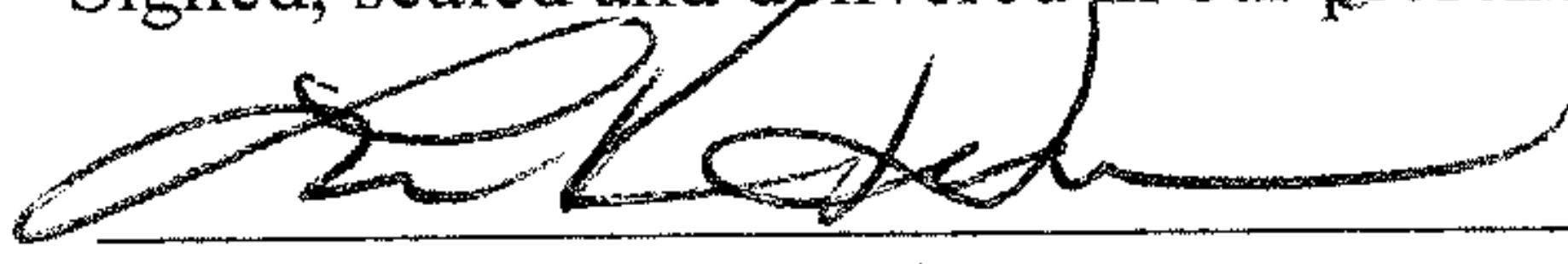
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; 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**.

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

Signed, sealed and delivered in our presence:



Witness -
Lisa K Hillman

Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287



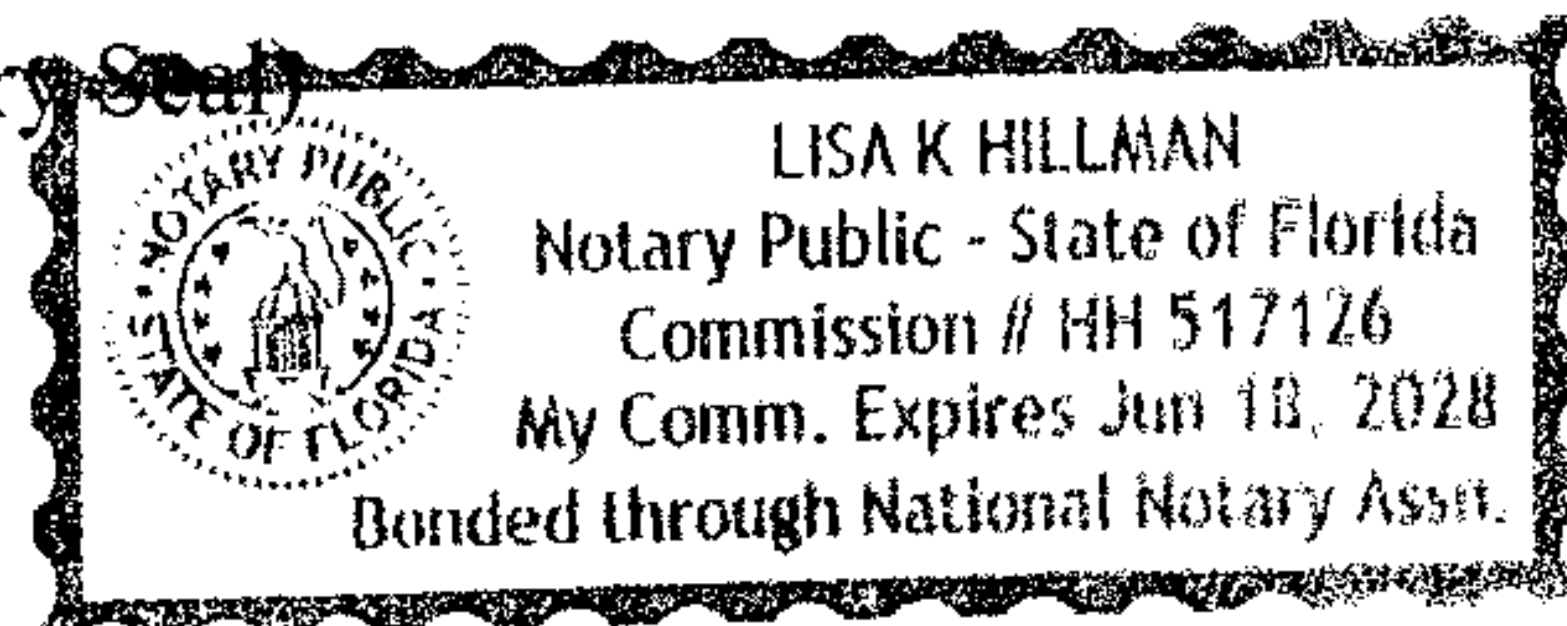
Witness
Janelle Smith

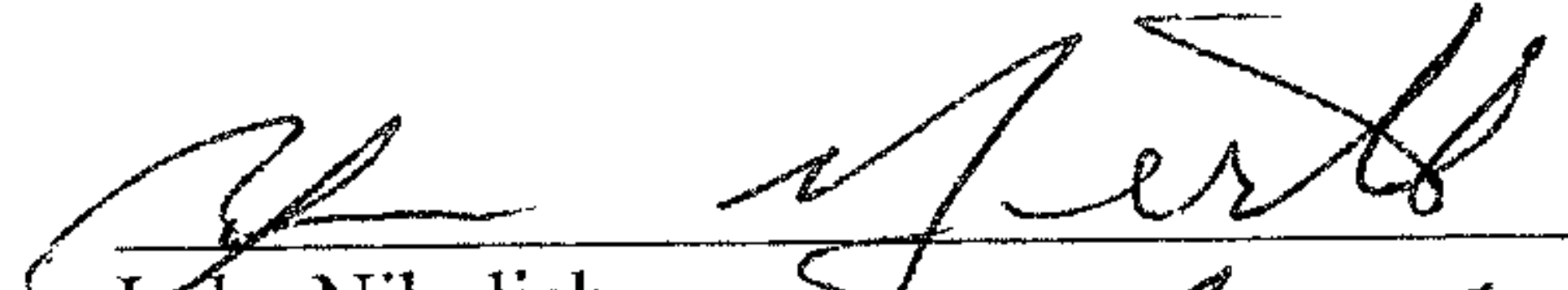
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

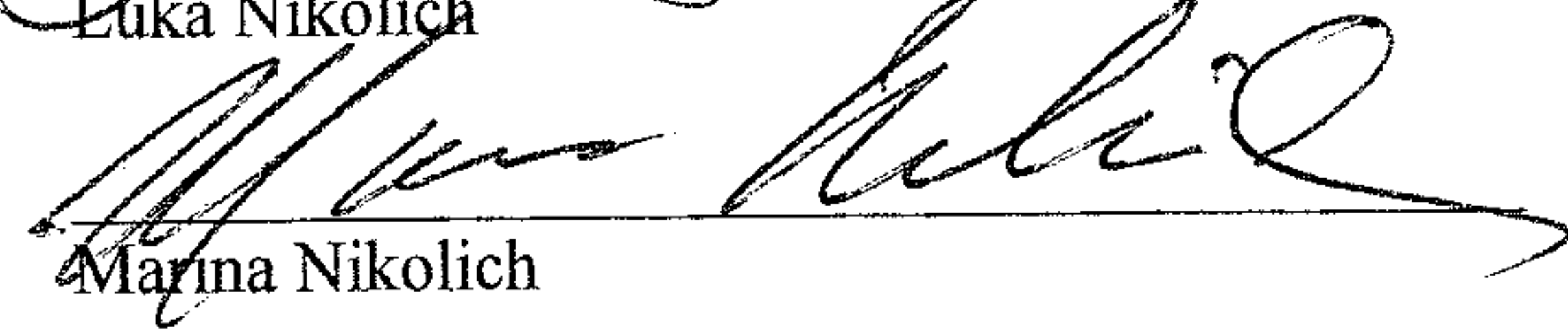
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this
22 of June, 2026 by Luka Nikolich and Marina Nikolich, husband and wife, who ☐ is personally known or ☒ has
produced a driver's license as identification.

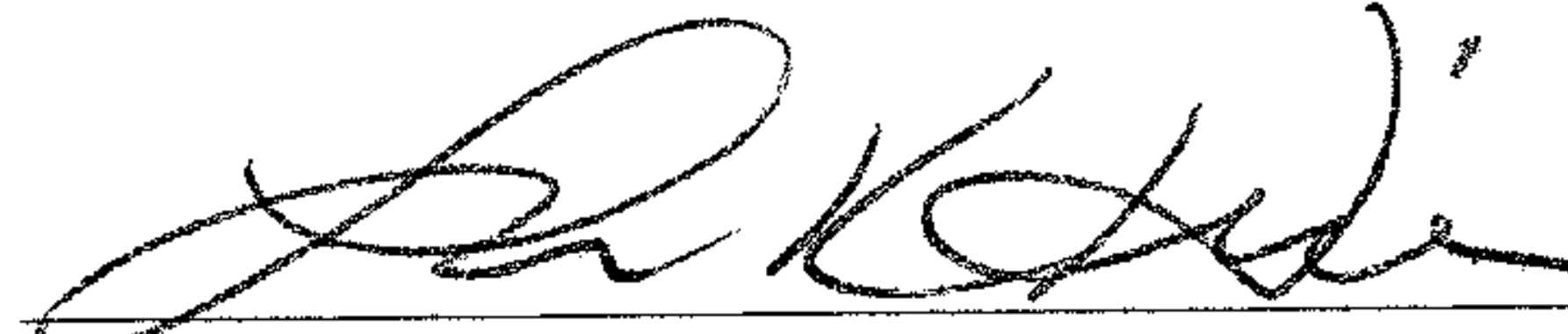
(Notary Seal)





Luka Nikolich


Marina Nikolich



Notary Public
Printed Name: _____
My Commission Expires: _____