

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086701 2 PG(S)**

Prepared by and return to:
Lori A. Wellbaum
Wellbaum Law, P.A.
686 North Indiana Avenue
Englewood, FL 34223

6/25/2026 11:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512270

File No 2026-90

Doc Stamp-Deed: \$2,170.00

Parcel Identification No 0964091921

[Space Above This Line For Recording Data]

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

This indenture made the 25th day of June, 2026 between John Matthew Saldibar and Jennifer Marie Saldibar, husband and wife, whose post office address is 2257 Alliance Avenue, North Port, FL 34286, Grantor, to Krzysztof Jerzy Zak, a single man, whose post office address is 2184 Alliance Avenue, North Port, FL 34286, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 21, Block 919, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 14, Page 8, Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantor herein covenants that subject property is not their homestead nor contiguous to their homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

John Matthew Saldibar
John Matthew Saldibar
2257 Alliance Avenue, North Port, FL 34286
address

Jennifer Marie Saldibar
Jennifer Marie Saldibar
2257 Alliance Avenue, North Port, FL 34286
address

<u>Brittany Scales</u> WITNESS PRINT NAME: Brittany Scales	686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS
<u>Alexandria Rhoads</u> WITNESS PRINT NAME: Alexandria Rhoads	686 N. Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of JUNE, 2026, by John Matthew Saldibar and Jennifer Marie Saldibar, ☐ who are personally known to me or ☒ who have produced Driver's License as identification.

Brittany Scales
Signature of Notary Public
Brittany Scales
Print, Type/Stamp Name of Notary

