

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093324 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517522

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$140.00

Order No.: 2026-50717JLW

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

1125231308

WARRANTY DEED

THIS WARRANTY DEED dated July 9, 2026, by **NEW VISTA PROPERTIES, INC.**, a Florida corporation, whose post office address is 1750 SW 4th Ave., Miami, Florida 33129 (the "Grantor"), to **JOVIALLE M. MITCHELL** and **KADA-KRYSTAL D. MITCHELL**, whose post office address is c/o New Vista Properties, Inc., 1750 SW 4th Ave., Miami, FL 33129 (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 Ten And No/100 Dollars (\$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 that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 8, Block 2313, 47th Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 19, Page 46, of the Public Records of Sarasota County, Florida.

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

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

Grantor herein covenants that the above-described property is vacant, unimproved land, and to the best of Grantor's knowledge, said property is not occupied and no other party has a right to possess same.

Grantor does hereby represent and warrant that this conveyance does not constitute the disposition of all or substantially all of Grantor's assets, and is a sale of property to an unrelated, bona fide purchaser for value that represents fair and adequate consideration.

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: 2025.

Signed, sealed and delivered in presence of:

1750 SW 4th Ave., Miami, FL 33129
Address of Second Witness

BY: 
MARIA MERLO, as Deeding Officer

Grantor Address:
1750 SW 4th Ave.
Miami, FL 33129

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of July, 2024 by MARIA MERLO, as Deeding Officer of NEW VISTA PROPERTIES, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary Public, State of Florida
My Commission Expires
(Seal)

