

7/15/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3520027

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261018

Parcel ID: 1124207609

Doc Stamp-Deed: \$105.00

Florida Documentary Stamps in the amount of \$105.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **15th day of July, 2026** by

Jordan C. Thomas aka Jordan C. Thomas III and Teresa B. Thomas, Husband and Wife,

whose post office address is 1576 Porter Road, Union, NJ 07083,

herein called the Grantor, to

Dzianis Klimovich,

whose post office address is 1166 Breen Avenue, North Port, FL 34288,

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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (**\$15,000.00**) 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, State of Florida, viz.:

Lot 9, Block 2076, of 45th ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 19, page 38, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Marisa Mendiola

Signature

MARISA MENDIOLA

Printed Name

258 PHILLIPS TER.

UNION N.J. 07083

Full Address

Jordan C. Thomas III

Jordan C. Thomas aka Jordan C. Thomas III

Teresa B. Thomas

Teresa B. Thomas

Witness #2:

BC

Signature

Bushnell C.

Printed Name

1942 Morris Ave

Full Address Union, NJ 07083

STATE OF New Jersey

COUNTY OF Union

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026, by Jordan C. Thomas aka Jordan C. Thomas III and Teresa B. Thomas, ☐ who are personally known to me or ☒ who have produced Drivers Licenses as identification.

Kayla N.

Signature of Notary Public

Kayla North

Print, Type/Stamp Name of Notary

