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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520466



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC 2300
Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$2,373.00

File No.: 267437-90

WARRANTY DEED

This indenture made on **July 15, 2026** by **Michael J. Hotka and Mary C. Hotka, Individually & as Trustees of The Michael J. Hotka Living Trust dated February 22, 2002 and Mary C. Hotka, and Michael J. Hotka, Individually & as Trustees of The Mary C. Hotka Living Trust dated February 22, 2002**, whose address is: 5011 44th St NW, Washington, DC 20016 hereinafter called the "grantor", to **Elvira Marinevich, a single woman**, whose address is: 2127 Worrington Street, Sarasota, FL 34231, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 6, Block A, SOUTH HAVEN, according to the Plat thereof, recorded in Plat Book 6, Page(s) 35 of the Public Records of Sarasota County, Florida. Together with a 10 foot easement across the East 10 feet of Lots 5 and 14 and the West 10 feet of Lot 13, Block A, for ingress and egress.

Parcel Identification Number: 0074130023

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

The Michael J. Hotka Living Trust dated February 22, 2002

✓ Michael J. Hotka

By Michael J. Hotka, Individually & as Trustee

✓ Mary C. Hotka

By Mary C. Hotka, Individually & as Trustee

The Mary C. Hotka Living Trust dated February 22, 2002

✓ Mary C. Hotka

By Mary C. Hotka, Individually & as Trustee

✓ Michael J. Hotka

By Michael J. Hotka, Individually & as Trustee

Signed, sealed and delivered in our presence:

✓ Diana H. Shaw

1st Witness Signature

✓ Print Name: Diana H. Shaw

✓ Address: 324 Emerson St NW
Washington, DC 20011

✓ Anne Marie Stephens

2nd Witness Signature

Print Name: Anne Marie Stephens

Address: 1313 14th St NW
Washington DC 20005

✓ State of District of Columbia
✓ County of Washington

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on July 14, 2026 by Michael J. Hotka and Mary C. Hotka, Individually & as Trustees of The Michael J. Hotka Living Trust dated February 22, 2002 and Mary C. Hotka, and Michael J. Hotka, Individually & as Trustees of The Mary C. Hotka Living Trust dated February 22, 2002, who () are personally known to me or who (X) produced a valid DC Drivers License as identification.

✓ Annemarie Stephens
Notary Public Signature
Printed Name: Annemarie Stephens (NOTARY SEAL)
My Commission Expires: 6-14-2028

