

7/20/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522026

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$4,130.00

File No.: NP-2026-3134
Parcel ID Number: 1138175020

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WARRANTY DEED

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

This indenture made the 20th day of July, 2026 between Russell Yarmak and Sulamita Yarmak, husband and wife, whose post office address is 1602 Northwest 21st Place, Battle Ground, WA 98604, of the County of Clark, State of Washington, Grantors, to Daniel J. Daley and Danielle Daley, husband and wife, as joint tenants with right of survivorship, whose post office address is 3393 South Haberland Boulevard, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 20, Block 1750, 34th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 18, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

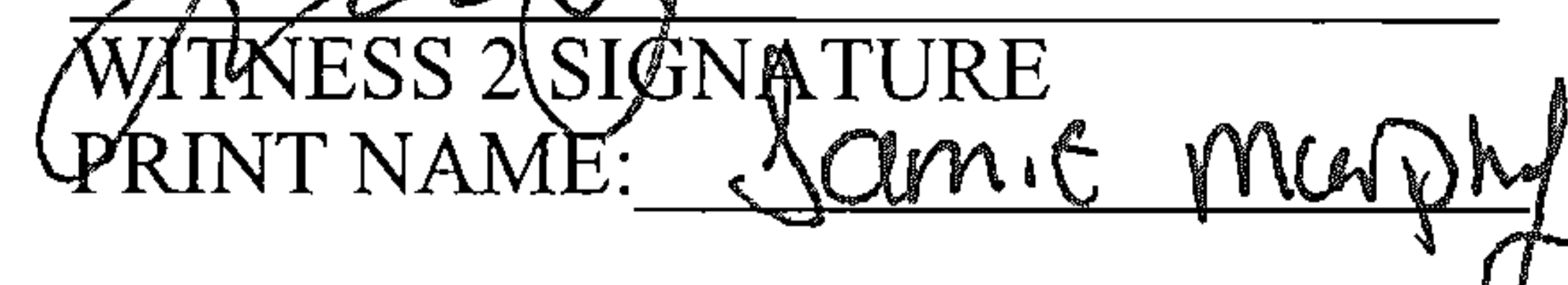
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:

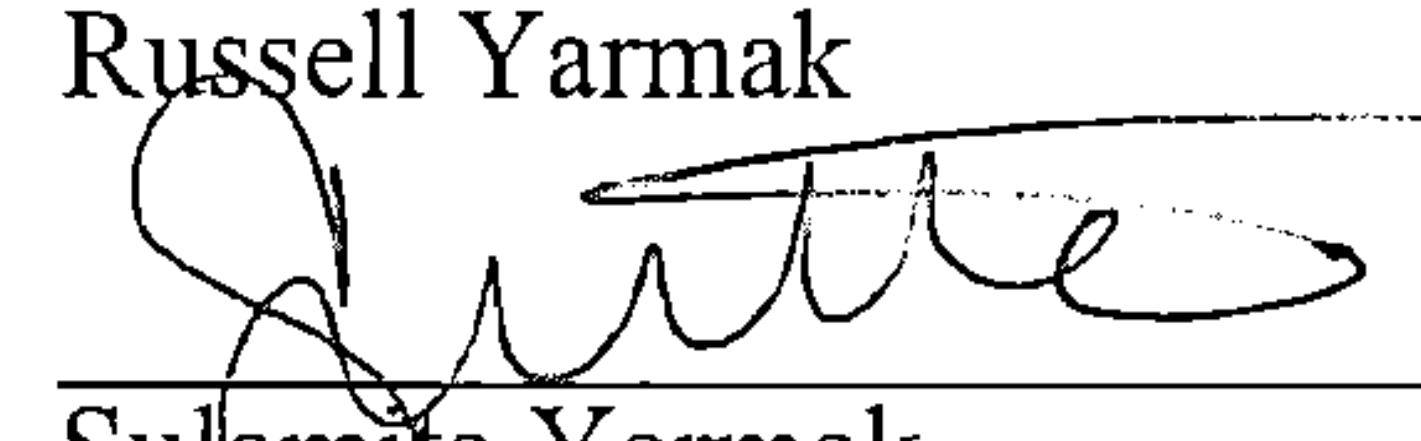
4351 Aiden Lane
North Port, FL 34287


WITNESS 2 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 2 ADDRESS:

4351 Aiden Lane
North Port, FL 34287



Russell Yarmak


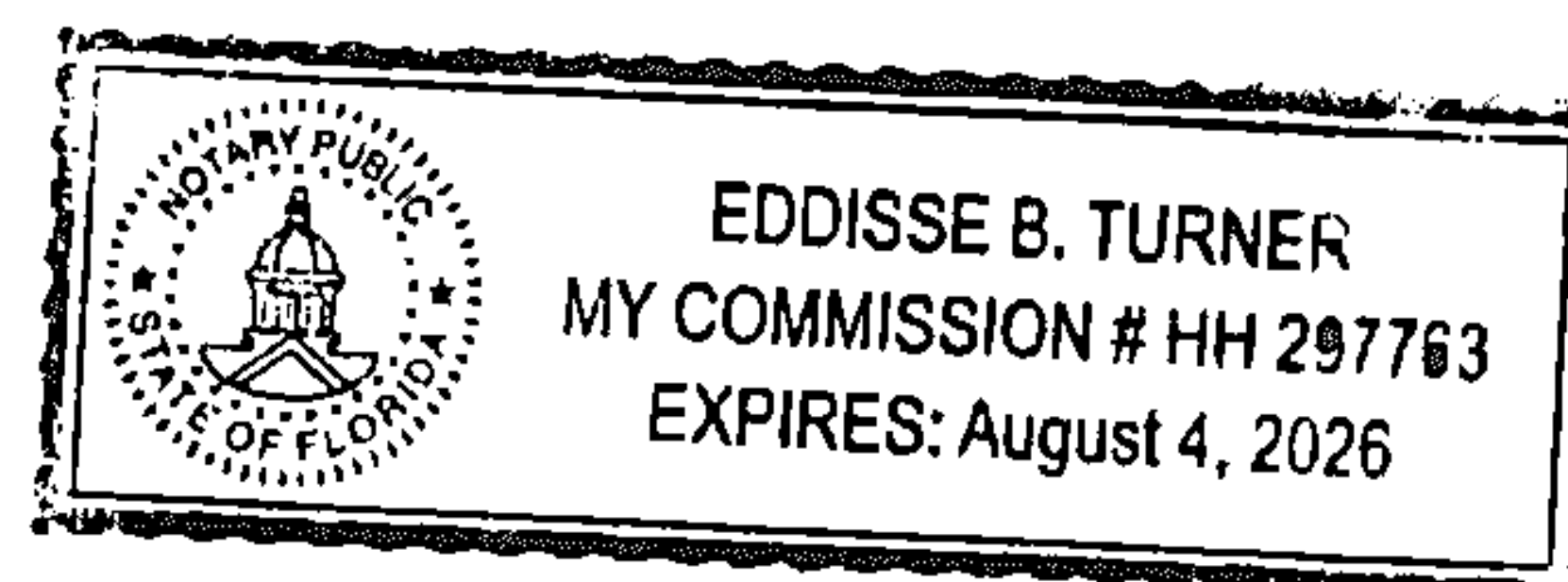
Sulamita Yarmak

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 16th day of July, 2026, by Russell Yarmak and Sulamita Yarmak, (☐) who is/are personally known to me or (☒) who has/have produced FL Driver's License as identification.


Signature of Notary Public
Eddisse Turner

Print, Type/Stamp Name of Notary



(NOTARY SEAL)