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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3528940

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260387

Doc Stamp-Deed: \$91.00

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 5 day of August 2026, between **Frank H. McFarland and Amanda T. McFarland, husband and wife** whose post office address is **2989 Sarletto Street, North Port, Florida 34287**, grantor, and **Volodymyr Zayets and Angelina Zayets, husband and wife** whose post office address is **2373 Hopwood Road, North Port, Florida 34287**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 34, Block 1828, THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the plat thereof, as recorded in Plat Book 16, Pages 4 and 4A through 4H, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0995182834

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; 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 31, 2025**.

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

Signed, sealed and delivered in our presence:

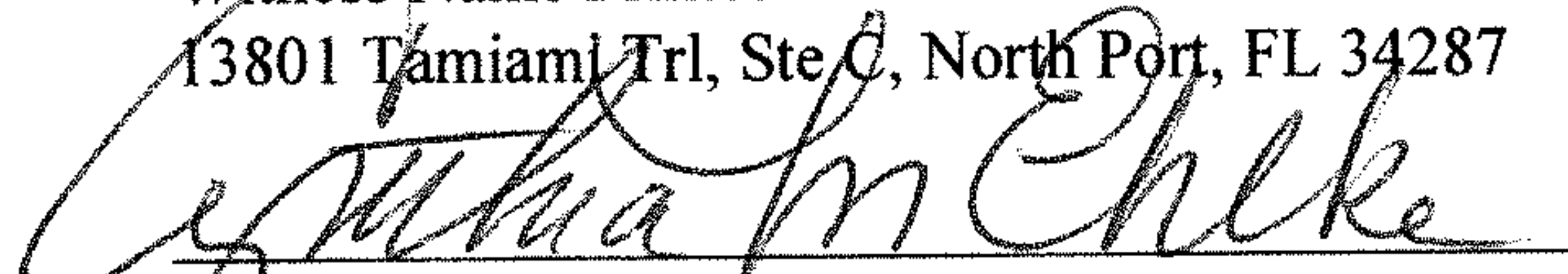


Witness

Lisa K Hillman

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

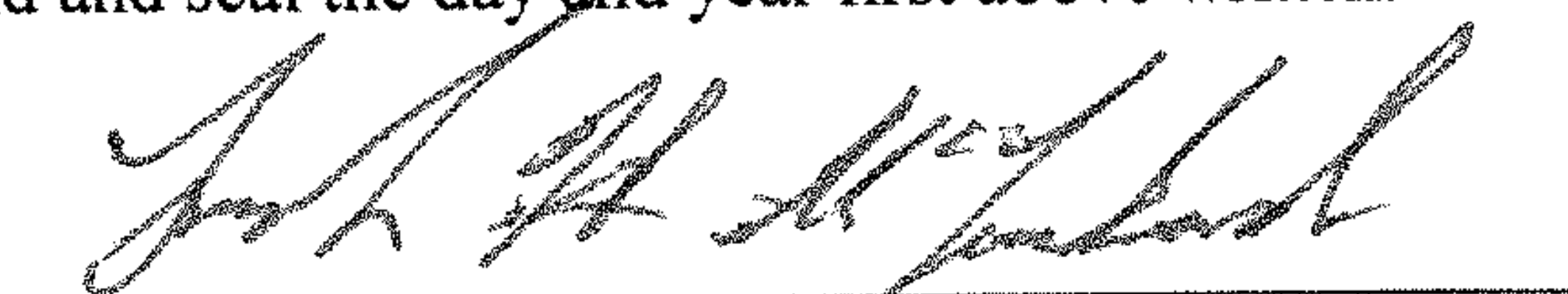


Witness

CYNTHIA M EHLKE

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287



Frank H. McFarland



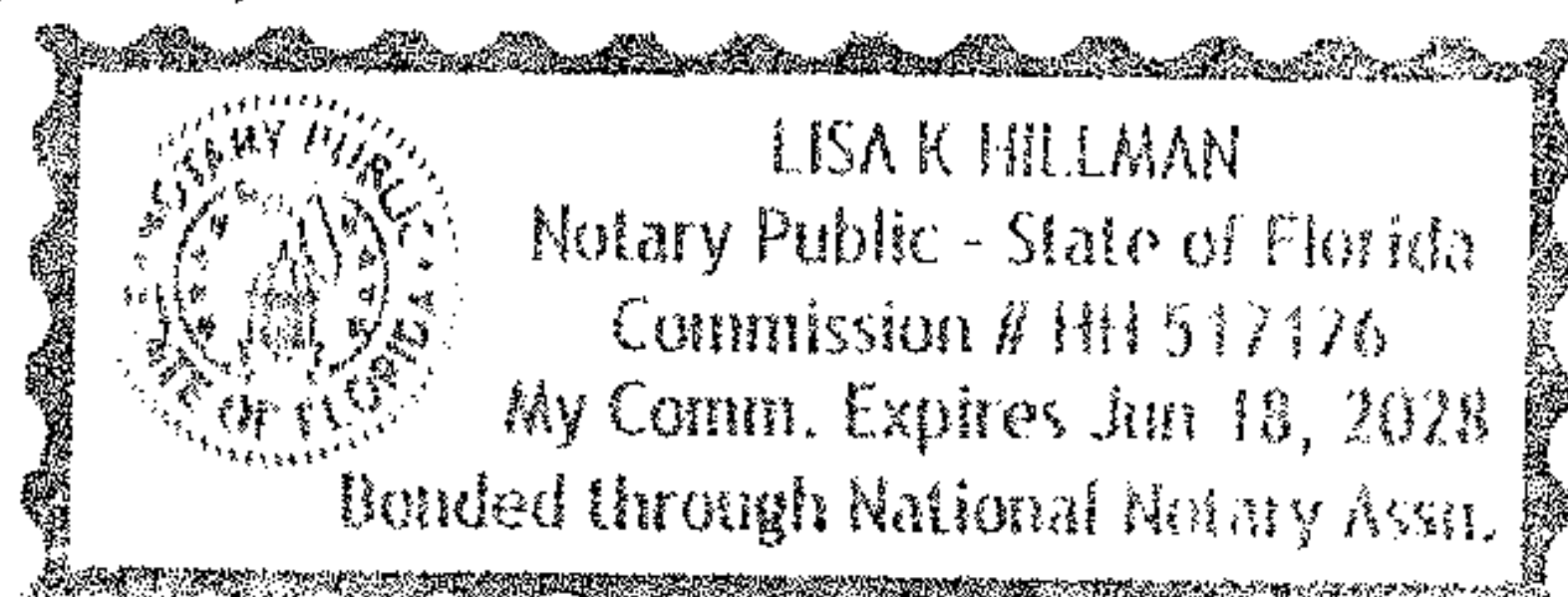
Amanda T. McFarland

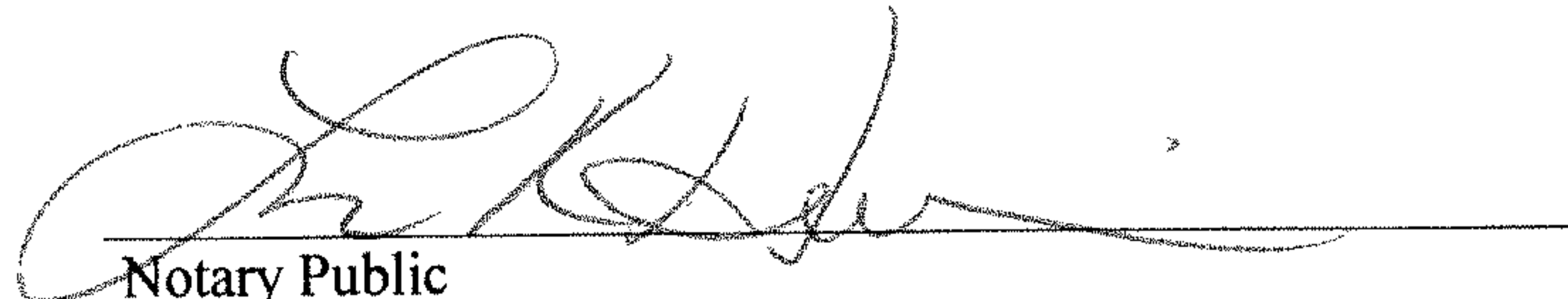
State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 5 of Aug, 2026 by Frank H. McFarland and Amanda T. McFarland, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public

Printed Name: _____

My Commission Expires: _____