

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107837 2 PG(S)

8/7/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529903

Doc Stamp-Deed: \$3,185.00

Prepared By and Return To:

Gary Kauffman Esq.

Kauffman Thompson, PLLC

1990 Main Street, Suite 725

Sarasota, FL 34236

(941) 479-3006

File No: 7342.00001

Warranty Deed

This Warranty Deed is made effective as of the 7th day of August, 2026 by **COVA REAL ESTATE TWO, LLC, a Florida limited liability company** (“*Grantor*”), whose post office address is: 4805 Northwest 79th Avenue, Suite 10-53, Doral, FL 33166, to **OLHA MATISHYNETS, a married woman** (“*Grantee*”), whose post office address is: 80 Daffodil Court, Staten Island, NY 10312.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$455,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 32, Block 1353, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Page 3, of the Public Records of Sarasota County, Florida.

The Property Appraiser’s Parcel Identification Number of the Property described above is **0950135332**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

COVA REAL ESTATE TWO, LLC,
a Florida limited liability company
JOSE G. VAZQUEZ SAN MARTIN (A/K/A
By: GERARDO VAZQUEZ
Jose G. Vazquez San Martin,
(a/k/a Gerardo Vazquez), Manager

Tonya Ezell

WITNESS
PRINT NAME: Tonya Ezell

Kim F Bontrager

WITNESS
PRINT NAME: Kim F. Bontrager
(Witness as to all Signers)

5547 Trevesta Pl Palmetto FL 34221

WITNESS 1 ADDRESS

1990 Main Street, Suite 725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 7th day of August, 2026, by Jose G. Vazquez San Martin (a/k/a Gerardo Vazquez), Manager of COVA REAL ESTATE TWO, LLC, a Florida limited liability company, () who is/are personally known to me or (X) who has/have produced Mexican Passport as identification.

Tonya Ezell

Signature of Notary Public

Tonya Ezell

Print, Type/Stamp Name of Notary



Notarized online using audio-video communication