

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110275 3 PG(S)

8/13/2026 11:40 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Recording Sheet

SIMPLIFILE

Receipt # 3532073

Run Date: August 6, 2026

Registry: Sarasota County Clerk

Doc Stamp-Deed: \$45.50

Joanna B Alicea

File No. 26-10179

Borrower(s): Yoav Raman

Seller(s): Philip Michael Sheloske and Carol Elizabeth Sheloske

Property Address: Mohegan Ave, North Port, FL 34288

Prepared by and return to:
Joanna B Alicea
AC Title & Escrow LLC
12244 Treeline Avenue Suite 5
Fort Myers, FL 33913
(239) 689-8141
File No 26-10179

Parcel Identification No 1151-21-6812

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WARRANTY DEED

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

This indenture made the 12 day of **August, 2026**, between **Philip Michael Sheloske and Carol Elizabeth Sheloske, as Husband and Wife**, whose post office address is **1768 Quail Hill Drive, Lakeland, FL 33810**, of the County of **Polk, Florida**, Grantors, to **Yoav Raman, a married man**, whose post office address is **Kibbutz Ma'abarot Emek Hefer Israel** Grantee:

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 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, Florida, to-wit:

Lot 12, Block 2168, Forty-Fifth Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 19, Page 38, Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 1768 Quail Hill Drive, Lakeland, FL 33810.

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 Grantee 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:

Philip Michael Sheloske
Philip Michael Sheloske

Carol Elizabeth Sheloske
Carol Elizabeth Sheloske

Nancy Wheatley
NANCY WHEATLEY
WITNESS PRINT NAME

Amy Curtis
Amy Curtis
WITNESS PRINT NAME

1764 Quail Hill Dr
DAKOTA, FL
WITNESS 1 ADDRESS 33810

411 Walnut St
Green Cove Springs FL 32043
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026, by Philip Michael Sheloske, and Carol Elizabeth Sheloske, ☐ who is/are personally known to me or ☒ who has/have produced Drivers Licence as identification.

Amy Curtis
Signature of Notary Public

Amy Curtis
Print, Type/Stamp Name of Notary

