

8/14/2026 4:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533104

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

Doc Stamp-Deed: \$154.00

File No.: NP-2026-3169
Parcel ID Number: 1004018624

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WARRANTY DEED

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

This indenture made the **14th day of August, 2026** between **Vincent E. Cytacki, a single man**, whose post office address is **1512 Hiller Road, West Bloomfield Township, MI 48324**, of the County of Oakland, State of Michigan, Grantor, to **Maksim Matorin, a single man**, whose post office address is **277 Gold Street, 8J, Brooklyn, NY 11201**, of the County of Kings, State of New York, Grantee:

Witnesseeth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 24, Block 186, 2nd Addition to Port Charlotte, according to the Plat thereof, recorded in Plat Book 11, Page(s) 30, 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.

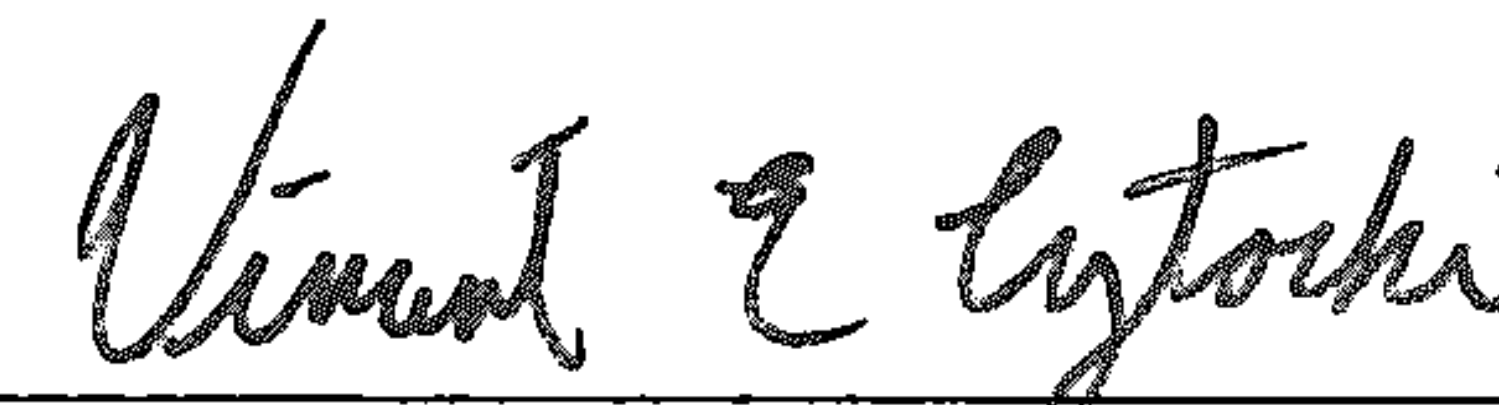
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 1 SIGNATURE
PRINT NAME: LAURA JUDGE


Vincent E. Cytacki

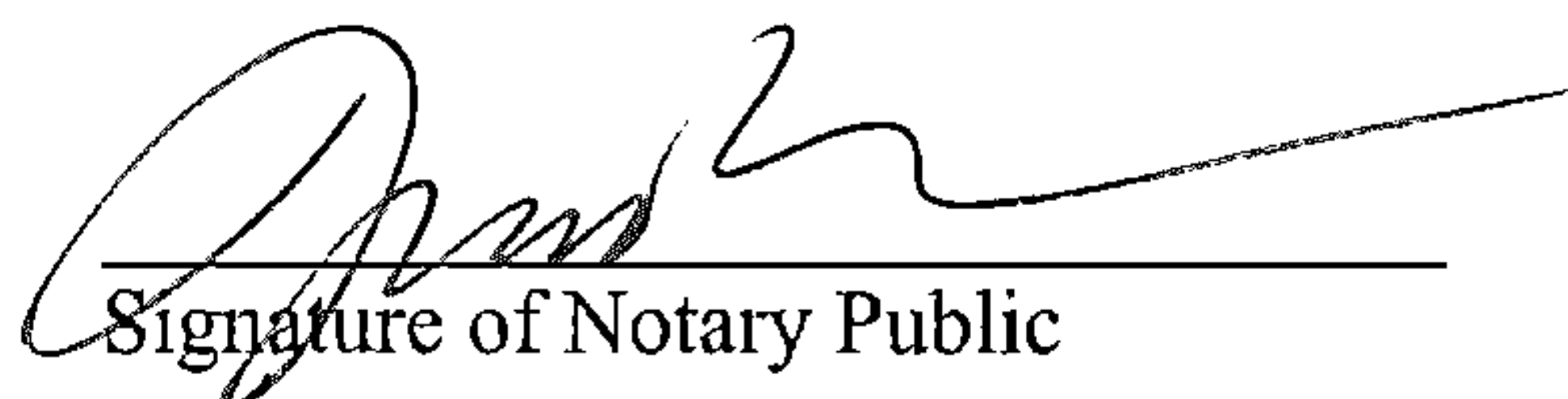
WITNESS 1 ADDRESS:
23708 Warner St
Farmington MI 48336


WITNESS 2 SIGNATURE
PRINT NAME: ERIKA D. HART

WITNESS 2 ADDRESS:
3911 SIX MILE RD
LIVONIA, MI 48152

STATE OF ~~FLORIDA~~ MICHIGAN
COUNTY OF ~~SARASOTA~~ OAKLAND

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5TH day of August, 2026, by Vincent E. Cytacki, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.


Signature of Notary Public

DAVID G JUDGE
Print, Type/Stamp Name of Notary

(NOTARY SEAL)



DAVID GERALD JUDGE
My Commission Expires
July 14, 2032
County of Oakland
Acting in the County of Oakland