

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230590

8/18/2026 10:58 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533815

Consideration: \$22,500.00

Doc Stamp-Deed: \$157.50

General Warranty Deed

Made this August 19, 2026 A.D. By **Anatoliy Popach**, whose address is: 8208 72nd Place NE, Marysville, Washington 98270, hereinafter called the grantor, to **Kristopher D. McRae and Carla M. McRae, husband and wife**, whose post office address is: 3833 Caballero Avenue, North Port, Florida 34286, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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 situate in Sarasota County, Florida, viz:

Lot 14, Block 511, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, Pages 2, 2A through 2I, inclusive, of the Public Records of Sarasota County, Florida.

a/k/a Caballero Ave, North Port, Florida 34286

Parcel ID Number: **0966051114**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

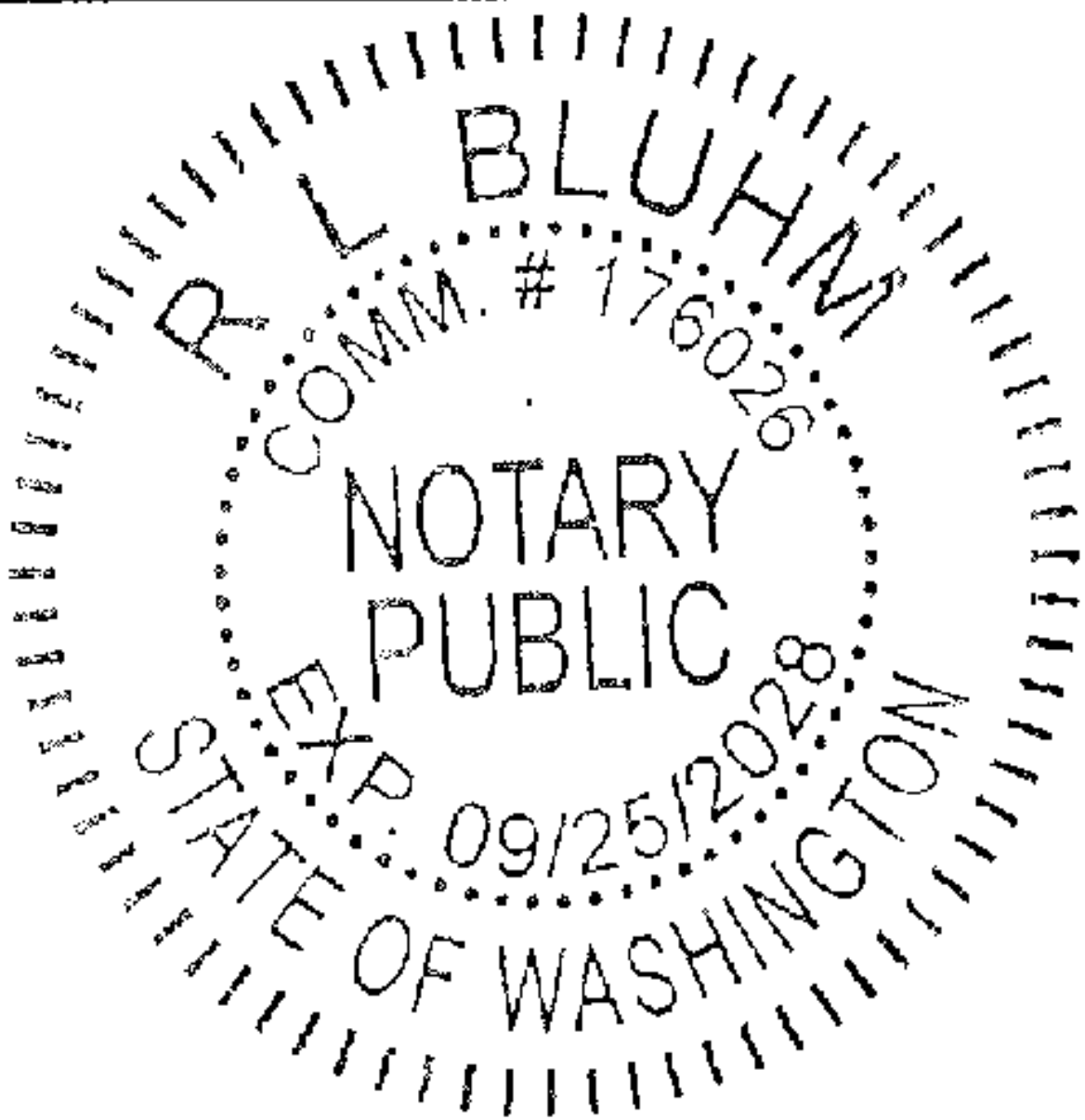
R. L. Bluhm
Witness 1 Signature:
Witness 1 Printed Name: R. L. Bluhm

Anatoliy Popach (Seal)
Anatoliy Popach

Mary L. Felton
Witness 2 Signature:
Witness 2 Printed Name: Mary L. Felton

State of Washington
County of Snohomish

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 13 day of August, 2026, by Anatoliy Popach, who is personally known to me or who produced driver license as identification.



Notary Seal

R. L. Bluhm
Notary Public
Print Name: R. L. Bluhm
My Commission Expires: 9-25-2028