

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116561 2 PG(S)**

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 11360-26SW-FL

8/26/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537603

Doc Stamp-Deed: \$91.00

Parcel Identification No 1134-20-9604

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 27th day of August, 2026 between Nicholas Wityk and Halina Wityk, husband and wife, whose post office address is **1745 Mcmanus Drive, Troy, MI 48084**, of the County of Oakland, State of Michigan, Grantors, to **Next Level Estates, LLC, a Florida Limited Liability Company**, whose post office address is **2426 Altoona Avenue, North Port, FL 34286**, of the County of Sarasota, State of Florida, 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 4, Block 2096, Forty-Fifth Addition to Port Charlotte, according to the Plat thereof, recorded in Plat Book 19, Page(s) 38, of the 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: 1745 Mcmanus Drive, Troy, MI 48084.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 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:

Almohit Safat Hossain

WITNESS #1 SIGNATURE

Almohit Safat Hossain

WITNESS #1 PRINTED NAME

3713 Bob O Link Dr, Irving, TX 75062

WITNESS #1 ADDRESS

Onix Miranda Castro

WITNESS #2 SIGNATURE

Onix Miranda Castro

WITNESS #2 PRINTED NAME

9415 Sunset Drive, Miami, FL 33173

WITNESS #2 ADDRESS

STATE OF FLORIDA

COUNTY OF ~~SARASOTA~~ Miami Dade *OMC*

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 26th day of August, 2026, by Nicholas Wityk and Halina Wityk, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

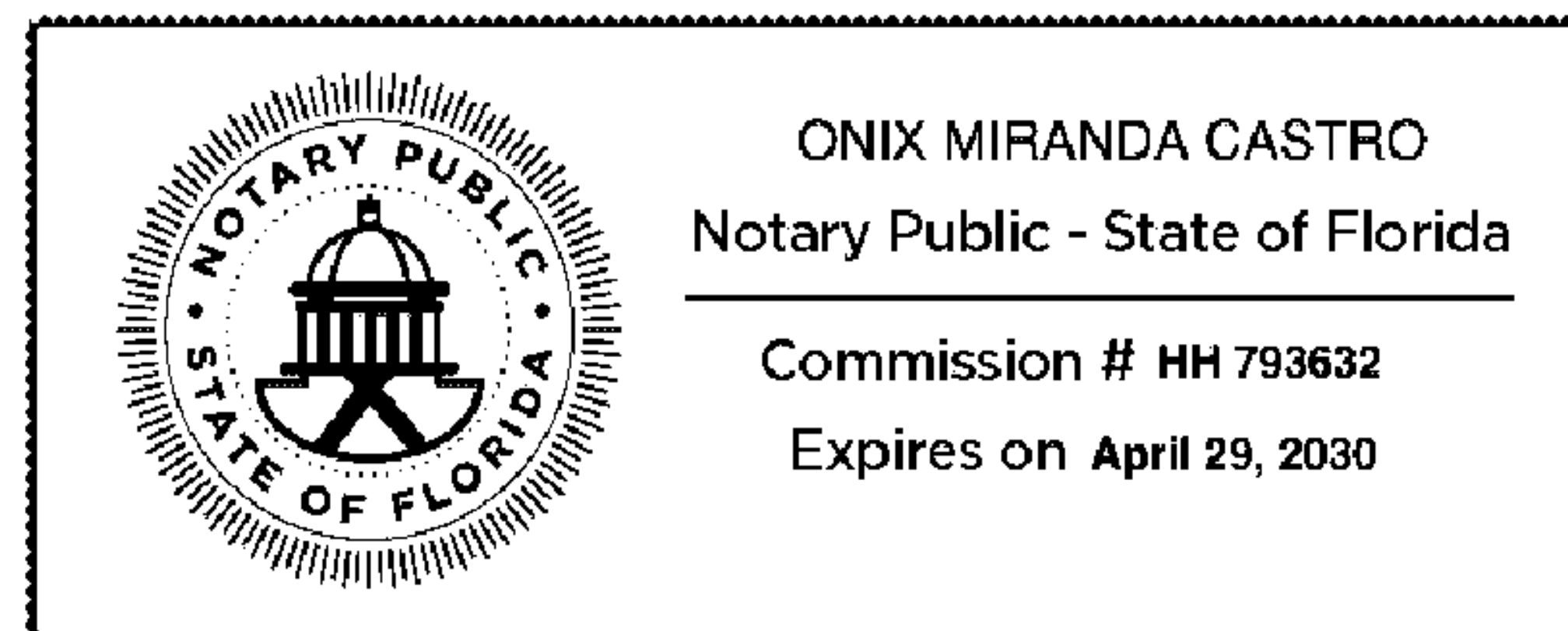
Onix Miranda Castro

Signature of Notary Public

Onix Miranda Castro

Print, Type/Stamp Name of Notary

Florida, Online Notary Public



Notarized remotely online using communication technology via Proof.