

8/27/2026 3:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3538232

This Instrument Prepared by and Return to:

Nacole Kloodwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261143

Parcel ID: **1147-20-2307**

Doc Stamp-Deed: \$3,080.00

Florida Documentary Stamps in the amount of \$3,080.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **27th day of August, 2026** by
RMLB 2868 CASCO LLC, a Florida Limited Liability Company,
whose post office address is 1780 Southwest 128th Avenue, Miramar, FL 33027,
herein called the Grantor, to

Kevin Keczkemethy and Deborah E. Keczkemethy, Husband and Wife

whose post office address is 2868 Casco Ct, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 (**\$440,000.00**) 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 situate in Sarasota County, State of Florida, viz.:

Lot 7, Block 2023, 44th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 19, Pages 33, 33A through 33W, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Angela Sabeno
Signature

Angela Sabeno
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

RMLB 2868 CASCO LLC, a Florida Limited Liability Company

Roberto Bertoni, Jr., Manager

Witness #2:

T. Nacole Klotwyk
Signature

T. Nacole Klotwyk
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950
Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of August, 2026, by Roberto Bertoni, Jr., ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Tina Nacole Klotwyk
Signature of Notary Public

Tina Nacole Klotwyk
Print, Type/Stamp Name of Notary

