

8/28/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538706

Prepared by and Return to:
Carolyn McManus-Bagiardi
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$130.90

File No.: PC-2026-6344
Parcel ID Number: 1144096810

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **28th day of August, 2026** between **Daniel Bogdanov, an unmarried man**, whose post office address is **3566 Worthington Ave., North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantor, to **Ethan Savoya and Jessica Savoya, husband and wife**, whose post office address is **4323 Baynes Road, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, 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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 10, in Block 968, of 22nd Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 14, at Page 10, 10A through 10J, 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 Grantees 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: Carolyn Bagardi

Daniel Bogdanov

WITNESS 1 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

WITNESS 2 SIGNATURE

PRINT NAME: Alisha McKinney

WITNESS 2 ADDRESS:

18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26TH day of August, 2026, by Daniel Bogdanov, () who is/are personally known to me or (X) who has/have produced A VALID DRIVER LICENSE as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

(NOTARY SEAL)

