

9/1/2026 1:56 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539865

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260686

Parcel ID: **1140179016**

Doc Stamp-Deed: \$175.00

Florida Documentary Stamps in the amount of \$175.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **1st day of September, 2026** by
Mark Shvartsman and Irene Shvartsman, Husband and Wife,
whose post office address is 11021 West Buchanan Street, Avondale, AZ 85323,
herein called the Grantor, to

Harry Campos and Lakota Campos, Husband and Wife,
whose post office address is 3161 Daphne Road, 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 TWENTY FIVE THOUSAND AND 00/100 (**\$25,000.00**) 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 16, Block 1790, 34th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 15, pages 18, 18A through 18M, inclusive, 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:

Z. Sh.

Signature

3. Zoia Shvetsova

Printed Name

3202 W BELL RD APT 2003
Full Address PHOENIX AZ 85053

M Shvartsman

Mark Shvartsman

Irene Shvartsman

Irene Shvartsman

Witness #2:

Talitha Reyes

Signature

Talitha Reyes

Printed Name

640 W 13th St
Full Address Phoenix, AZ 85053

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31st day of August, 2026, by Mark Shvartsman and Irene Shvartsman, () who is/are personally known to me or (X) who has/have produced Driver License as identification.

Jasmine Trinidad Roman

Signature of Notary Public

Jasmine Trinidad Roman
Print, Type/Stamp Name of Notary

