

Prepared by and return to:
Esther Leavitt-Azulay
Florida Title Center LLC
3325 S. University Dr. Ste 201
Ft. Lauderdale, FL 33328
(954) 848-4224
File No: 26-FL-1241

9/10/2026 3:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543561

Doc Stamp-Deed: \$119.00

Parcel Identification No: 1146096961

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 10th day of September, 2026 between Karthiyayini Selvaraj, A Single Woman, Individually and as Trustee of the Karthiyayini Selvaraj Revocable Trust Agreement, u/i/d dated April 25, 2012, whose post office address is 4611 Rosatti Road, Wesley Chapel, FL 33543, Grantor, to Yaron Shurnik, a married man, whose post office address is 3325 South University Drive, Suite 201, Davie, FL 33328, Grantee:

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 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 61, Block 969, 22nd Addition to Port Charlotte, as per plat thereof recorded in Plat Book 14, Page 10, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 4611 Rosatti Road, Wesley Chapel, FL 33543.

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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1

Print name: Gjon Berishaj
Address: 50506 Mistwood Dr.
Macomb, MI 48042

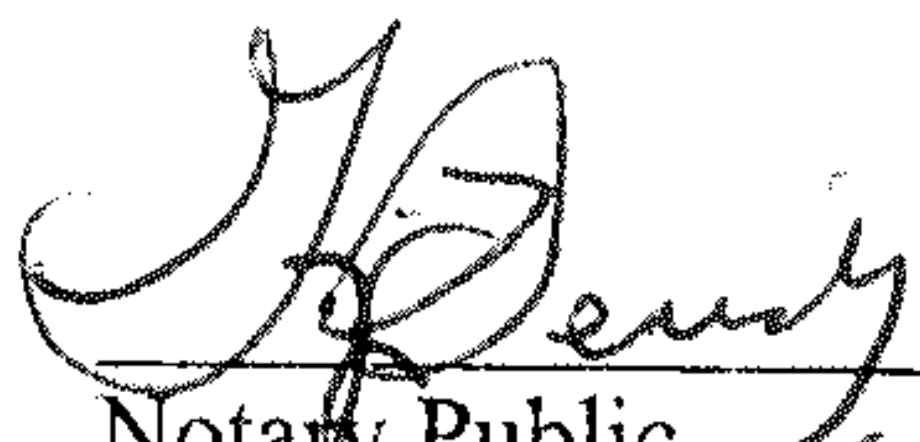


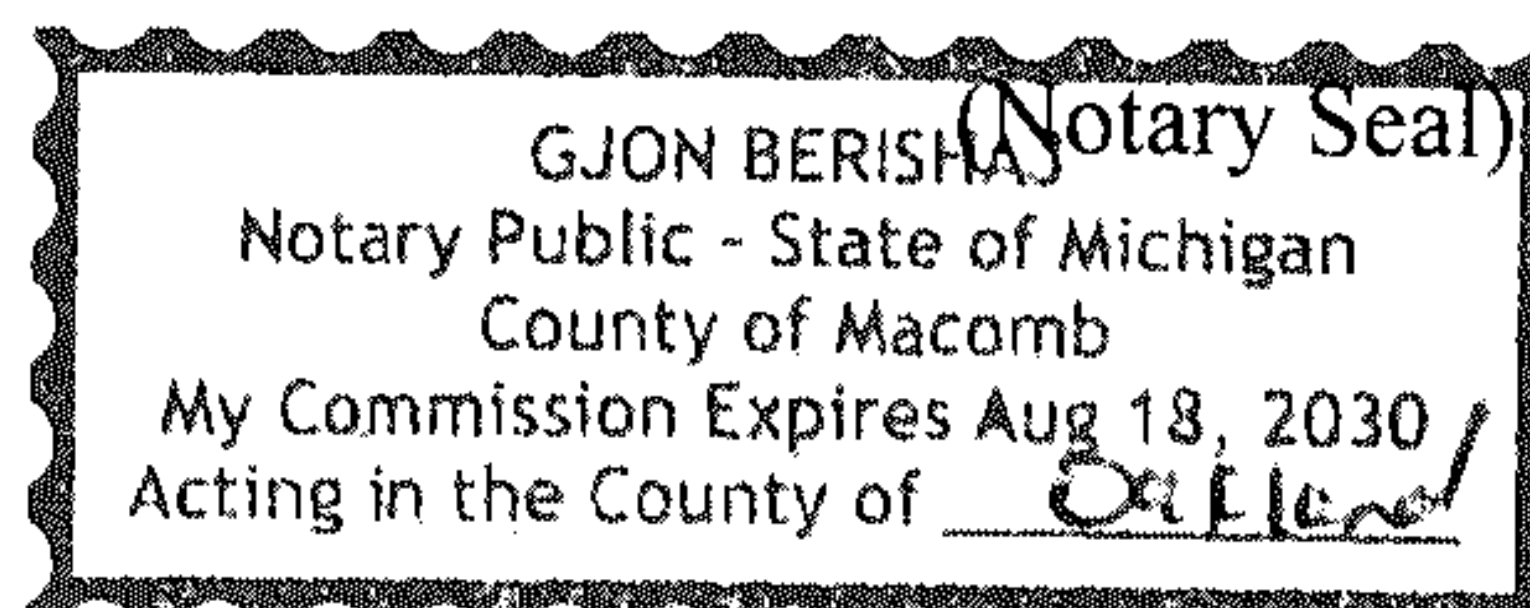
WITNESS 2

Print name: MARIA ROSA BERISHAJ
Address: 50506 MISTWOOD DR.
MACOMB, MI 48042

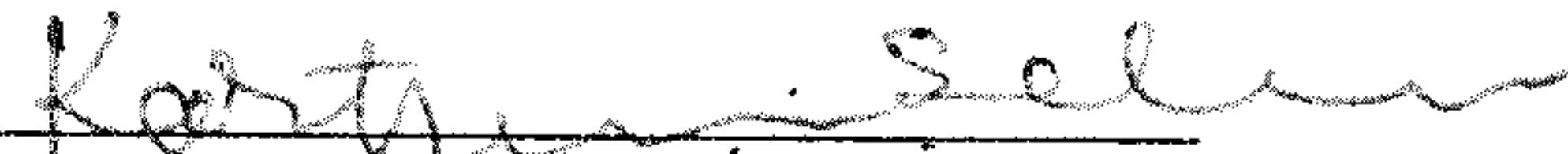
⁰⁷
STATE OF ~~FLORIDA~~ Michigan
COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 9 day of September, 2026, by Karthiyayini Selvaraj, Trustee of Karthiyayini Selvaraj, A Single Woman, Individually and as Trustee of the Karthiyayini Selvaraj Revocable Trust Agreement, u/i/d dated April 25, 2012 who is personally known _____ or has produced identification type: drivers license.


Notary Public
Printed Name: Gjon Berishaj



Karthiyayini Selvaraj, A Single Woman, Individually and as Trustee of the Karthiyayini Selvaraj Revocable Trust Agreement, u/i/d 04/25/2012,

By: 
Karthiyayini Selvaraj