

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124352 3 PG(S)

9/11/2026 3:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544156

Doc Stamp-Deed: \$2,226.00

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260406

Page 1 of 3

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 10th day of September 2026, between **JK 88 GROUP LLC**, a Florida Limited Liability Company whose post office address is **11700 NW 101st Street Suite 6, Medley, Florida 33178**, grantor, and **Mikhail Sots, a married man** whose post office address is **2110 Nordendale Blvd., North Port, Florida 34288**, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 1, Block 1568, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 15, Pages 16, 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1137156801

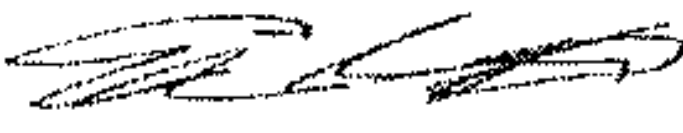
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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; that the grantor hereby fully 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 **December 31, 2025**.

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 Signature

Print Name: Erika Ramos
2705 S Tamiami Trail, Unit 313
Port Charlotte, FL 33950
Witness Address

JK 88 GROUP LLC


Name: **Kabir R. Da Camara**
Title: **Manager**

Dianne Shehadeh
Witness Signature

Print Name: Dianne Shehadeh
1181 S Sumter Blvd, #149
North Port, FL 34287
Witness Address

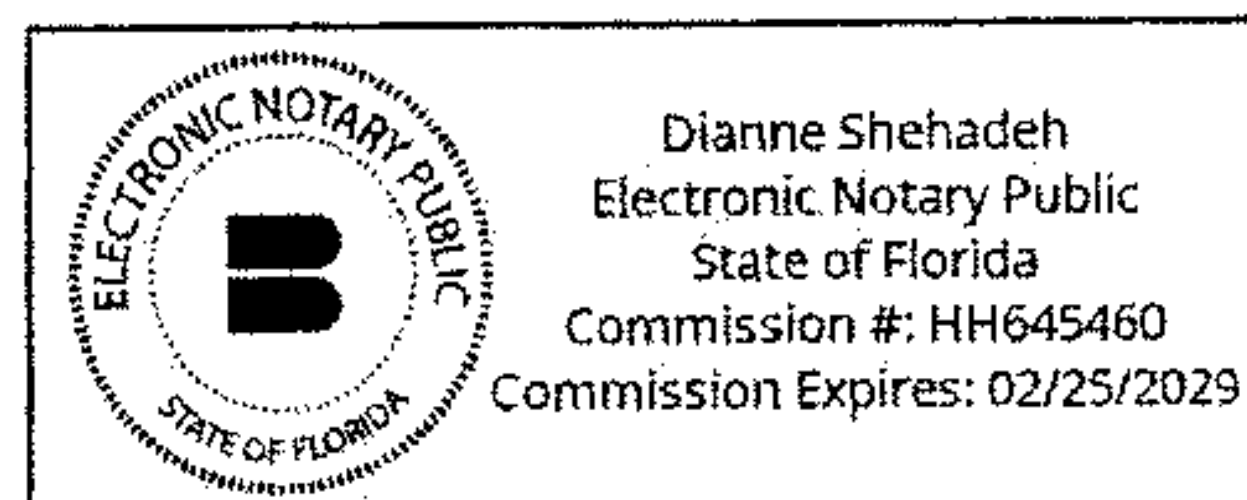
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization, this 10th of September, 2026 by Kabir R. Da Camara - Manager, JK 88 GROUP LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

Dianne Shehadeh
Notary Public
Printed Name: Dianne Shehadeh
My Commission Expires: 02/26/2029

Notarized online using audio-video communication technology



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 Signature

Print Name: Erika Ramos

2705 S Tamiami Trail, Unit 313

Port Charlotte, FL 33950

Witness Address

Dianne Shehadeh

Witness Signature

Print Name: Dianne Shehadeh

1181 S Sumter Blvd, #149

North Port, FL 34287

Witness Address

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization, this 10th of September, 2026 by Javier A. Valle - Manager, JK 88 GROUP LLC, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

JK 88 GROUP LLC

Javier Alejandro Valle Carrero

Name: **Javier A. Valle**

Title: **Manager**

Dianne Shehadeh

Notary Public

Printed Name: Dianne Shehadeh

My Commission Expires: 02/26/2029

Notarized online using audio-video communication technology

