

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0519

Property address:
5273 Caputo Ave, North Port, Florida 34288

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125763 2 PG(S)

9/15/2026 3:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545408

Doc Stamp-Deed: \$2,091.60

General Warranty Deed

Made this September 15, 2026 A.D. By **DP Charlotte 23 LLC**, a Florida limited liability company, whose post office address is: 113 Country Club Dr, Monroe Township, New Jersey 08831, hereinafter called the Grantor, to; **Jennifer Adamovsky**, a single woman, whose post office address is: 5273 Caputo Ave, North Port, Florida 34288, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$298,800.00 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, Florida, viz:

Lot 17, Block 1106, 23rd ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 14, Pages 13, 13A through 13I, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1145110617**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X Carmel Reddington

Witness 1 Printed Name and Address:

46 Chenshaw Court
Monroe, NJ 08831

DP Charlotte 23 LLC, a Florida limited liability company

X

Joseph Puma
by Joseph Puma, Authorized Member

Witness 2 signature:

X Phyllis Sofo

Witness 2 Printed Name and Address:

PHYLLIS SOFO
131 COUNTRY CLUB DR. MONROE NJ

State of NEW JERSEY County of MONMOUTH

The foregoing instrument was acknowledged before me by means of X physical presence OR _____ online notarization, this 11th day of September, 2026, by Joseph Puma as Authorized Member for DP Charlotte 23 LLC, a Florida limited liability company, who is/are personally known to me or who has produced NJ DRIVER'S LICENSE as identification.

X

James P Kornafel
Notary Public

Print Name: JAMES P KORNAFEL

My Commission Expires: 02-22-2029

Seal:

