

9/16/2026 12:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545647



Prepared by and Return to:
Devon Bluse , an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 269564-92

Doc Stamp-Deed: \$8,925.00

(Space Above This Line For Recording Data)

WARRANTY DEED

This indenture made on September 16, 2026 by **Kasha Pitera and Gaurav Malik, wife and husband** whose address is: 2449 Tropicair Blvd, North Port, FL 34291, hereinafter called the "grantor",

to **Chelsea Lorenc, a single woman and Lybirtee O'Brien, a single woman, as joint tenants with rights of survivorship**

whose address is: 8007 Estates Drive, North Port, FL 34291,

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 4, Block 2, NORTH PORT CHARLOTTE ESTATES, according to the Plat thereof, recorded in Plat Book 18, Page(s) 21, 21A through 21D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0947010204

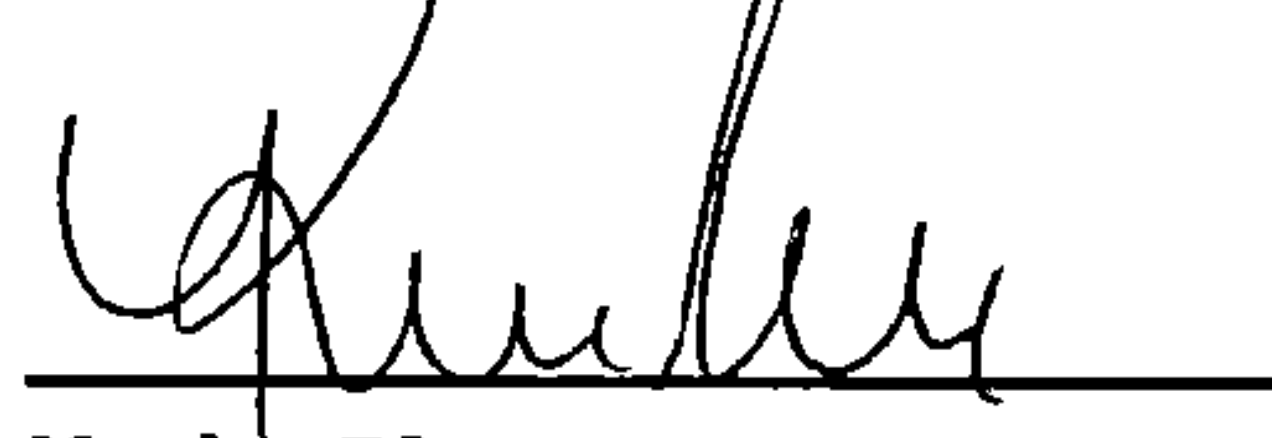
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Kasha Pitera


Gaurav Malik

Signed, sealed and delivered in our presence:


1st Witness Signature

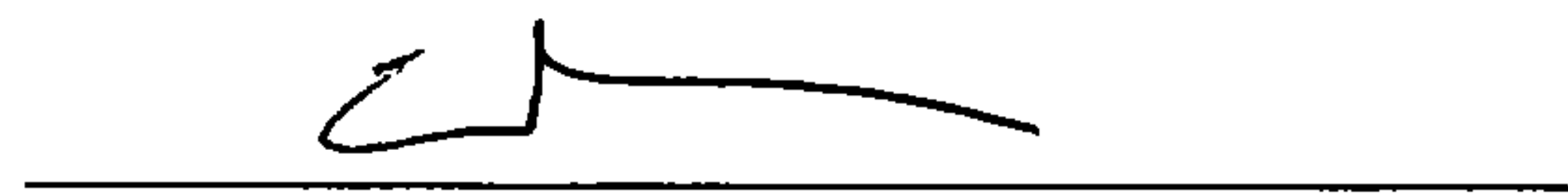
Print Name: Devon Bluse

Address: 223 Taylor St Ste 1120

Punta Gorda FL 33950

State of Florida

County of Charlotte

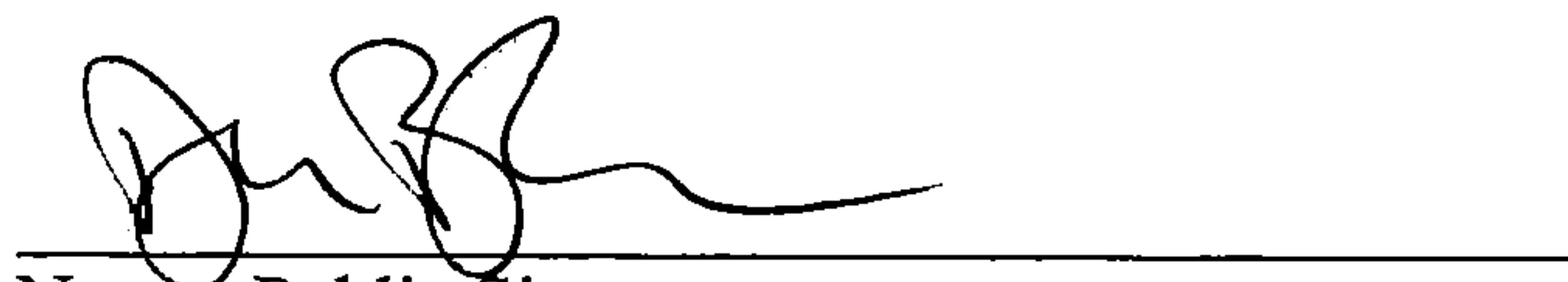

2nd Witness Signature

Print Name: Linda Raphael

Address: 223 Taylor St Ste 1120

Punta Gorda FL 33950

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 9/16/26, by **Kasha Pitera and Gaurav Malik**, who () is/are personally known to me or who (X) produced a valid Drivers License as identification.


Notary Public Signature
Printed Name: Devon Bluse
My Commission Expires: 8/23/30

(NOTARY SEAL)

