

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126084 2 PG(S)**

Prepared by and return to:

Missy M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953

9/16/2026 12:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545707

File No PC-26-113

Doc Stamp-Deed: \$4,445.00

Parcel Identification No 0938013405

[Space Above This Line For Recording Data]

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

This indenture made the **16th day of September, 2026** between **Dixie Lott, Individually and as Trustee of Lott Family Trust dated November 16, 2021, unremarried widow**, whose post office address is 27558 Sycamore Creek Drive, Santa Clarita, CA 91354, of the County of Los Angeles, California, Grantor, to **Kasha L. Pitera and Gaurav Malik, wife and husband**, whose post office address is 2449 Tropicair Boulevard, North Port, FL 34286, of the County of Sarasota, Florida, 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 5, Block 34, Second Addition to North Port Charlotte Estates, according to the Plat thereof, recorded in Plat Book 19, Page(s) 44, 44A through 44O, of the Public Records of Sarasota County, Florida.

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:

Lott Family Trust dated November 16, 2021

By: [Signature]
Dixie Lott, Individually and as Trustee

WITNESS

PRINT NAME: [Signature]

WITNESS

PRINT NAME: ELI SANTACRUZ

WITNESS 1 ADDRESS

1770 Heywood St. Apt. #308
Simi Valley CA 93065
WITNESS 2 ADDRESS
1620 BODIE AVE.
SIMI VALLEY CA 93065

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11
day of September, 2026, by Dixie Lott, ~~Individually and as Trustee of Lott Family Trust dated November 16, 2021,~~ ☐ who is/are
personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

ELI SANTACRUZ
Print, Type/Stamp Name of Notary

