

9/17/2026 11:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546197

Doc Stamp-Deed: \$1,869.00

Prepared by and Recording requested by:
Amy Hattie, Closing Officer
Barnes Walker Title, Inc.
5203 Gulf Drive
Holmes Beach, FL 34217

File Number: 2026-577-ISL
Parcel ID: 1121-24-6011
Doc Stamps: \$ 1,869.00

WARRANTY DEED

This indenture, made **September 14, 2026** between **Noralee Gardner, a single woman**, whose post office address is: **11090 Reims Avenue, B1, Englewood, FL 34224** Grantor, to **Boris Kitsis and Ganna Kitsis, husband and wife**, whose post office address is: **6227 Shelter Creek Lane, San Bruno, CA 94066**, 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, remised, sold, transferred, and conveyed, to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee, Florida, to-wit:

Lot 11, Block 2460, Forty-Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 1, 1A through 1TT, 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; zoning and other governmental regulations; and covenants, restrictions, easements, reservations and limitations of record, if any.

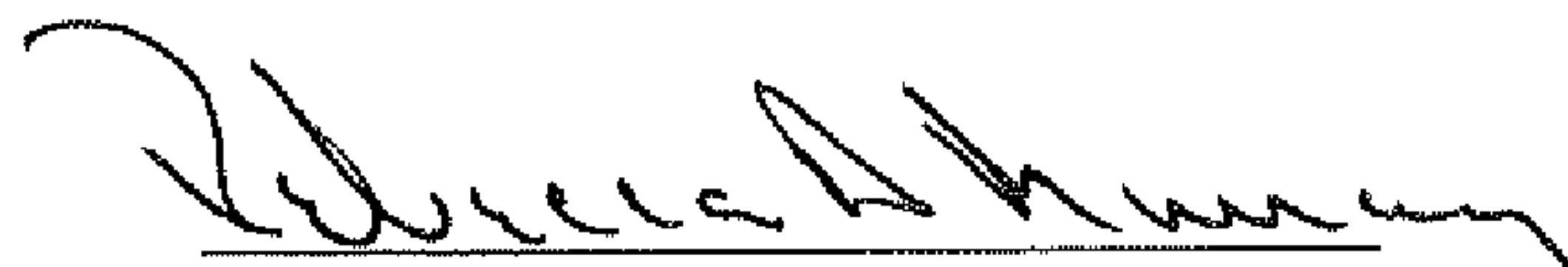
TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Witnesses:

Grantor:


WITNESS
PRINT NAME: Rebecca A. Murray



Noralee Gardner

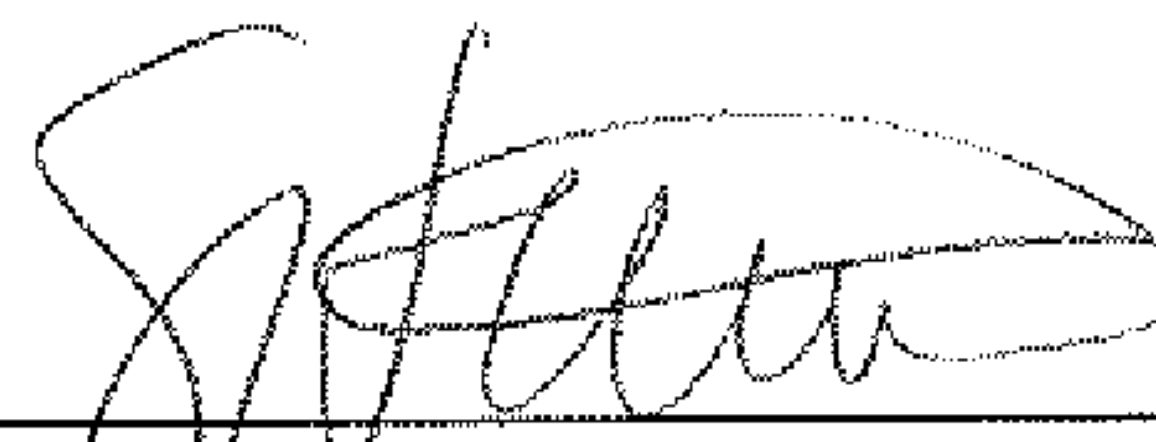

WITNESS
PRINT NAME: Amy Hattie

First Witness Address: 9020 58th Drive E #103
Bradenton, FL 34202

Second Witness Address: 9020 58th Drive E #103
Bradenton, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2026, by Noralee Gardner, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



AMY HATTIE
Commission # HH 812507
Expires September 16, 2029