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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3549002

Prepared by and Return to:

Jennifer L Blunk

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-807-JLB

Sales Price: Price: \$15,000.00

Doc Stamp-Deed: \$105.00

General Warranty Deed

Made this 23rd day of September, 2026 By **Gerald C. Spurgeon and Judy E. Spurgeon, husband and wife**, whose address is: 1277 Underhill Circle, Port Charlotte, FL 33953, hereinafter called the grantor, to **Natalia Matsiuk and Demian Matsiuk, wife and husband**, whose post office address is: 312 Park Boulevard North, Venice, FL 34285, 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 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, viz:

Lot 15, Block 276, FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, Pages 29, 29A-29J, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0990027615**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Christopher Aaron Carpenter

Witness Signature above:

Gerald C. Spurgeon

Gerald C. Spurgeon

1277 Underhill Circle, Port Charlotte, FL 33953

Witness print name below:

Christopher Aaron Carpenter

Witness Address:

4365 Wischamper St. Port Charlotte
33948

Judy E. Spurgeon

Judy E. Spurgeon

1277 Underhill Circle, Port Charlotte, FL 33953

Nathan Jarrett

Witness Signature above:

Witness print name below:

Nathan Jarrett

Witness Address:

632 Vistara Blvd, Unit 3004, Nokomis FL
34275

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of September, 2026, by Gerald C. Spurgeon and Judy E. Spurgeon, ☒ who are personally known to me or ☐ who have produced _____ as identification.

Christopher Aaron Carpenter
Signature of Notary Public

Christopher Aaron Carpenter
Print, Type/Stamp Name of Notary

