

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041480 2 PG(S)

3/31/2026 1:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473803

Doc Stamp-Deed: \$143.50

Prepared by and Return to:  
Eddisse Turner  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

File No.: NP-2026-3003  
Parcel ID Number: 1122087443

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **31st day of March, 2026** between **Victor B. Pavlenko and Svetlana Pavlenko Pavlenko, husband and wife**, whose post office address is **1701 East Calkins Drive, Spokane, WA 99217**, of the County of Spokane, State of Washington, Grantors, to **Nicole Soler, a single woman, and Angelica Soler, a single woman, as joint tenants with right of survivorship**, whose post office address is **3891 Skyway Avenue, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 43, Block 874, 16th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 15, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

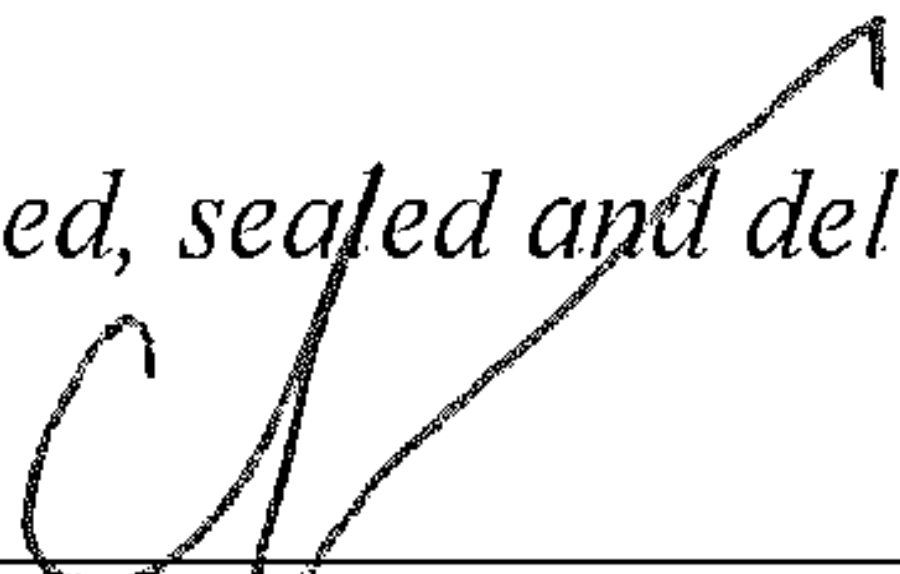
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said


land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

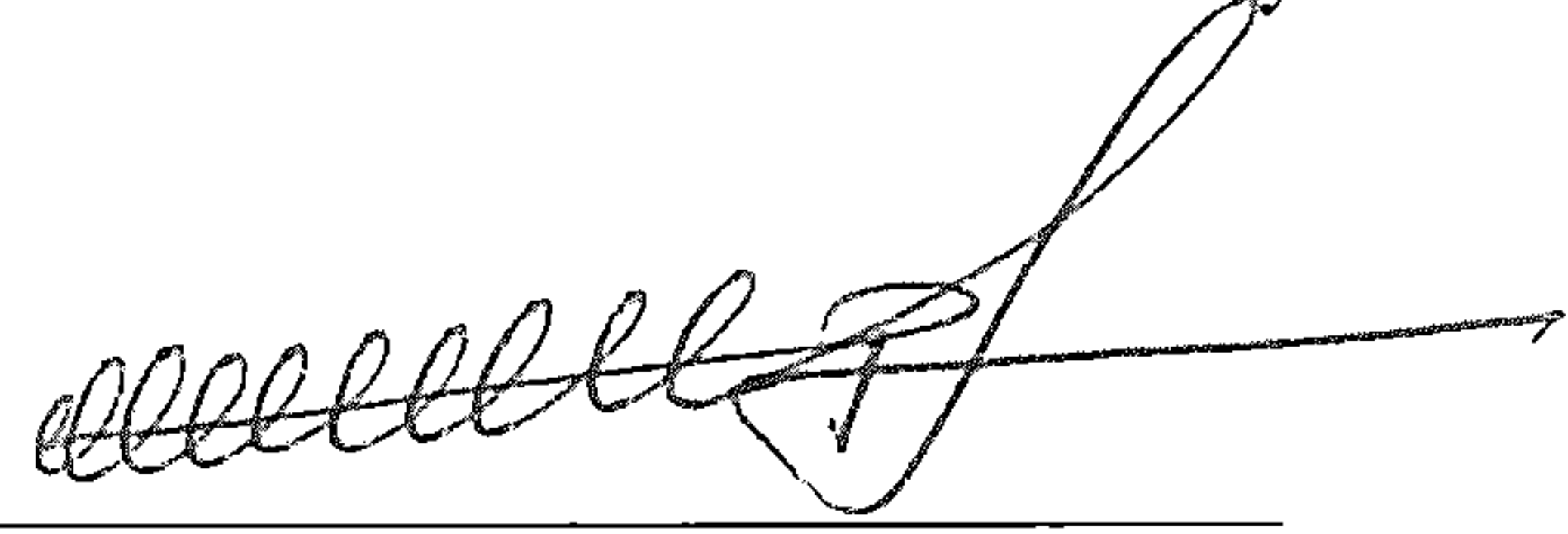
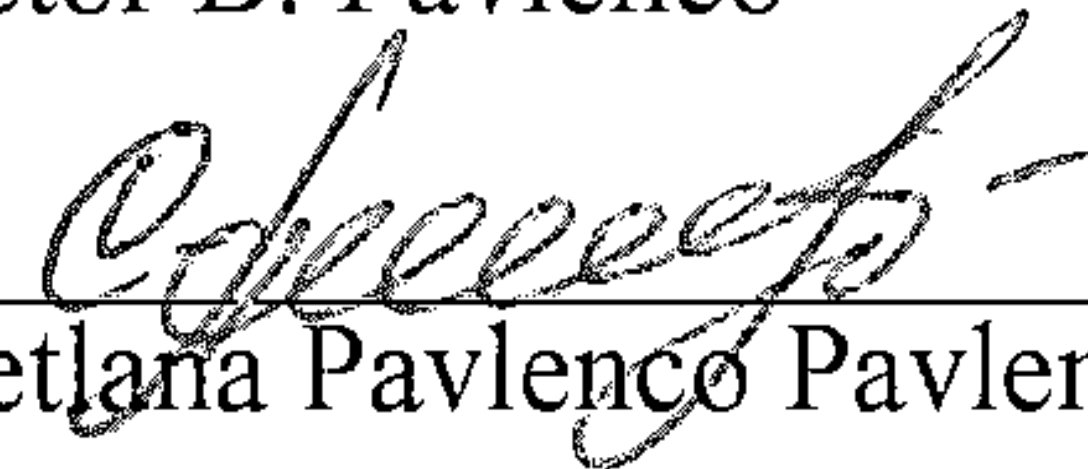
*Signed, sealed and delivered in our presence:*

  
WITNESS 1 SIGNATURE  
PRINT NAME: Olga M Kholostov

WITNESS 1 ADDRESS:  
5011 N Lillian Ct  
Spokane Valley, WA 99216

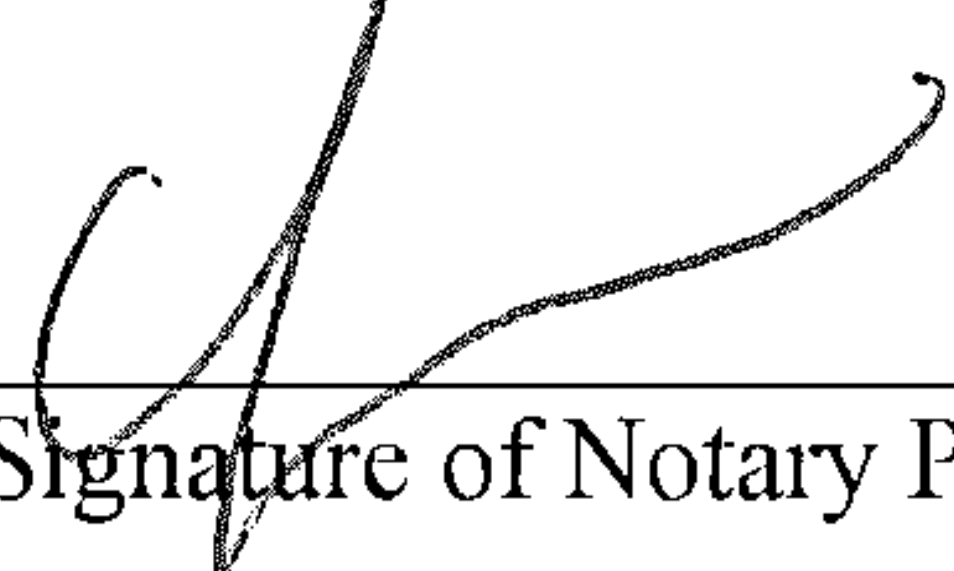
  
WITNESS 2 SIGNATURE  
PRINT NAME: Elena V. Kozyan

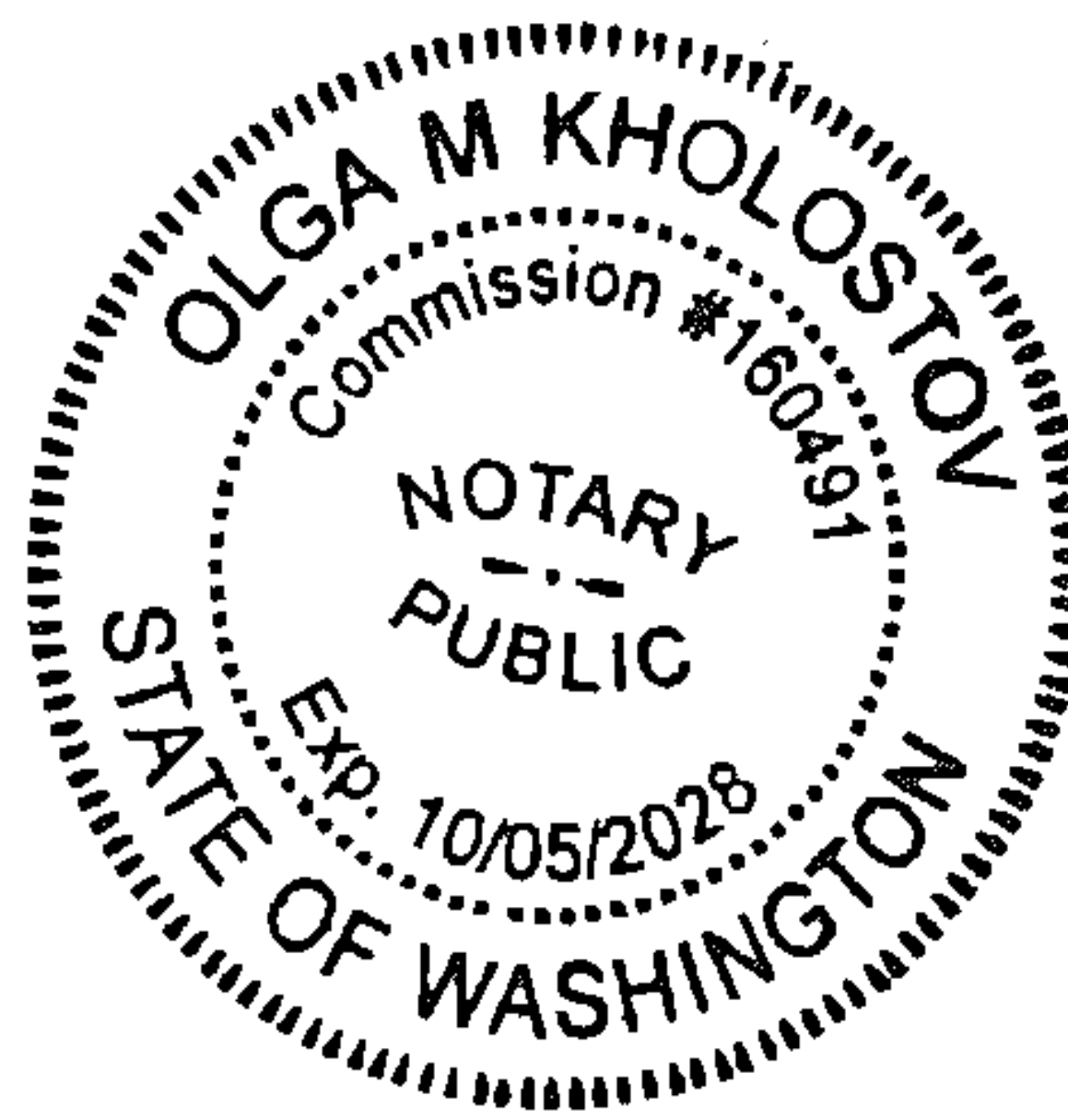
WITNESS 2 ADDRESS:  
15722 W. FOUR MOUND Rd  
Nine Mile Falls, WA 99026

  
Victor B. Pavlenko  
  
Svetlana Pavlenko Pavlenko

STATE OF Washington  
COUNTY OF Spokane

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of March, 2026, by Victor B. Pavlenko and Svetlana Pavlenko Pavlenko,  who is/are personally known to me or  who has/have produced driver licenses as identification.

  
Signature of Notary Public  
Olga M Kholostov  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)