

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041770 2 PG(S)**

3/31/2026 3:04 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3474018

**Doc Stamp-Deed: \$532.00**

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

File No.: NP-2026-3011  
Parcel ID Number: 0989-02-8542

[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 Platinum Point Properties LLC, a Wisconsin Limited Liability Company, whose post office address is 4609 West Madero Drive, Mequon, WI 53092, of the County of Ozaukee, State of Wisconsin, Grantor, to Luba Dankulich-Nagrudny and Valeri Nagrudny, wife and husband, as joint tenants with right of survivorship, whose post office address is 9 Stella Drive, Churchville, PA 18966, of the County of Bucks, Commonwealth of Pennsylvania, Grantees:**

**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 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:**

**Property 1:**

**Lots 42, Block 285, First Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 11, Page(s) 29, of the Public Records of Sarasota County, Florida.**

**Property 2:**

**Lots 43, Block 285 of FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 11, Page(s) 29, of the Public Records of Sarasota County, Florida.**

**Parcel ID Number: 0989-02-8543**

**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 Grantor hereby covenant with the Grantees 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:

Shannon Mason  
WITNESS 1 SIGNATURE  
PRINT NAME: Shannon Mason

WITNESS 1 ADDRESS:  
2515 NW Federal Hwy,  
Stuart, FL 34994

Cathleen  
WITNESS 2 SIGNATURE  
PRINT NAME: Kathleen Cerulli

WITNESS 2 ADDRESS:  
2515 NW Federal Hwy,  
Stuart, FL 34994

Platinum Point Properties LLC, a  
Wisconsin Limited Liability Company

By: Kathleen Houseman-Rostad  
Kathleen Houseman-Rostad, Member

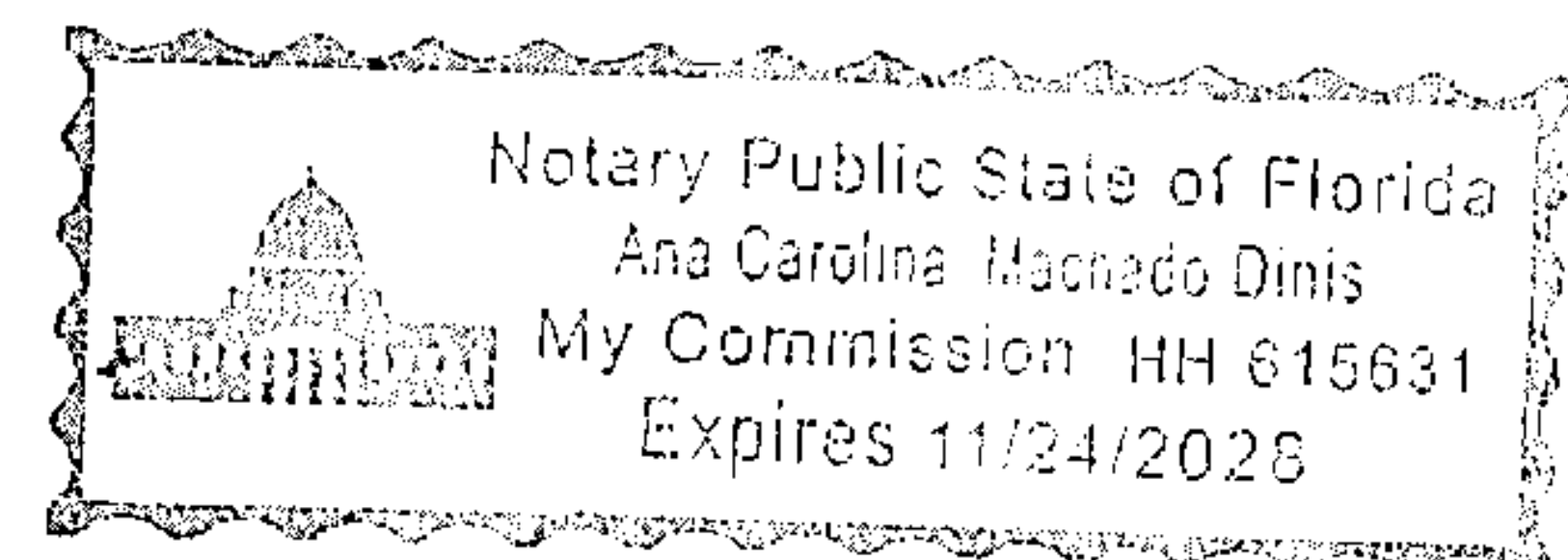
By: Richard L. Rostad  
Richard L. Rostad, Member

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 26 day of March, 2026, by Kathleen Houseman-Rostad and Richard L. Rostad, Members of Platinum Point Properties LLC, a WI Limited Liability Company, on behalf of the company, ( ) who is/are personally known to me or (X) who has/have produced Valid Wisconsin drivers license as identification.

Anacy  
Signature of Notary Public

Ana Carolina Machado Dinis  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)