

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041828 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474064

Doc Stamp-Deed: \$147.00

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

File No.: NP-2026-2765
Parcel ID Number: 0951140316

[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 **Vasiliy Legkiy, a married man**, whose post office address is **66 Cedar Grove Lane, 55, Franklin Township, NJ 08873**, of the County of Somerset, State of New Jersey, Grantor, to **Juan Carlos Jimenez, a married man**, whose post office address is **7300 De Brita Road, North Port, FL 34291**, of the County of Sarasota, State of 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 16, Block 1403, 28th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 12, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Yuriy Boyechko

[Signature]
Vasiliy Legkiy

WITNESS 1 ADDRESS:
8 Carillion Cir
Livingston, NJ 07039

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Evan Wilkinson

WITNESS 2 ADDRESS:
126 V.S 46 E Lot 1 07644
3B

STATE OF NJ
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March, 2026, by Vasiliy Legkiy, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.

[Signature]
Signature of Notary Public

Edwar Abdelmalak
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

EDWAR ABDELMALAK
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #50120733
MY COMMISSION EXPIRES 01/22/2030

