

3/31/2026 4:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474248

Prepared By and Return To:

Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Avenue, Suite 100  
Sarasota, Florida 34237

Doc Stamp-Deed: \$1,680.00

Parcel ID No. 0021010023

Sales Price: \$240,000.00

File No.: 14856-S

WARRANTY DEED

THIS WARRANTY DEED is made this 31<sup>st</sup> day of March, 2026 by Raymond Sandifer, a single person and April Dawn Zimmerman, a single person, whose mailing address is 3420 Desoto Road, Sarasota, FL 34235 (hereinafter referred to as the "Grantor") to Maksims Gulakins and Crystal Renee Gulakins, husband and wife whose mailing address is 3426 Desoto Road, Sarasota, FL 34235 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sumter, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, 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.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Raymond Sandifer

**MICHELLE SMITH**

\_\_\_\_\_  
Print Name

P.O. Address:

\_\_\_\_\_  
100 Wallace Avenue, Suite 100  
Sarasota, FL 34237  
\_\_\_\_\_

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
April Dawn Zimmerman

**HEATH JORGENSON**

\_\_\_\_\_  
Print Name

P.O. Address:

\_\_\_\_\_  
100 Wallace Avenue, Suite 100  
Sarasota, FL 34237  
\_\_\_\_\_

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me [  ] physical presence or [  ] online notarization, this 25<sup>th</sup> day of March, 2026, by Raymond Sandifer and April Dawn Zimmerman who [  ] are personally known to me or [  ] have produced their Florida driver's license as identification.



MICHELLE SMITH  
Commission # HH 503850  
Expires April 20, 2028

  
\_\_\_\_\_  
Notary Signature:

Print Name: **MICHELLE SMITH**  
I am a Notary Public in and for the State of  
Florida and my commission expires on :

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 6, DESOTO LAKES, Unit No. 1, according to the plat thereof as recorded in Plat Book 8,  
Page 115, Public Records of Sarasota County, Florida.