

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042119 2 PG(S)**

3/31/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474289

Doc Stamp-Deed: \$2,660.00

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
1931 Tamiami Trail, Unit 8
Port Charlotte, FL 33948

File No.: PC-2026-4982
Parcel ID Number: 1140-17-8804

[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 Yevgeniy Yunikov and Yuliya Yunikov, husband and wife, whose post office address is 40 Coolidge Road, Chicopee, MA 01013, of the County of Hampden, Commonwealth of Massachusetts, Grantors, to Dwight Stephen Dove, Jr. and Lowanna Susannah Dove, husband and wife, whose post office address is 1010 Craig Woods Road, New Castle, VA 24127, of the County of Craig, Commonwealth of Virginia, 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 4, Block 1788, Thirty-Forth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, 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: Violetta Zaleskiy

WITNESS 1 ADDRESS:

1931 Tamiami Trl. Ste 7
Port Charlotte, FL 33948




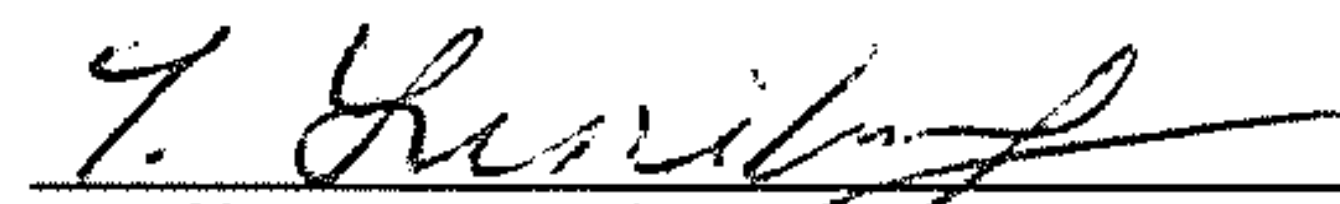
WITNESS 2 SIGNATURE

PRINT NAME: Kayla Birchfield

WITNESS 2 ADDRESS:

1931 Tamiami Trl. Ste 7
Port Charlotte, FL 33948


Yevgeniy Yunikov


Yuliya Yunikov

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026, by Yevgeniy Yunikov and Yuliya Yunikov, who is/are personally known to me or who has/have produced Drivers License as identification.


Signature of Notary Public

Kayla Birchfield
Print, Type/Stamp Name of Notary



(NOTARY SEAL)