

**RECORDED IN OFFICIAL RECORDS
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4/1/2026 2:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474659

Prepared by and return to:

Missy M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Port Charlotte, FL 33953

File No PC-26-59

Doc Stamp-Deed: \$105.00

Parcel Identification No 0972-17-2343

[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 Ann Kling, an unmarried widow, whose post office address is 101 Huntingtown Road, Newtown, CT 06470, of the County of Fairfield, Connecticut, Grantor, to Dmitriy Lisichenko and Victoriya Lisichenko, husband and wife, whose post office address is 7622 Perennial Road, North Port, FL 34291, of the County of Sarasota, 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 43, Block 1723, 36th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 16, Page(s) 3, 3A through 3M, 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 Grantor hereby covenant with the Grantee 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ann Kling
Ann Kling

289 Bunyadi Ave.
Fairfield, Ct. 06424
WITNESS 1 ADDRESS

103 S. MAIN ST
NEWTON CT 06470
WITNESS 2 ADDRESS

Raquel A. Ortiz
WITNESS
PRINT NAME: Raquel A. Ortiz

Cynthia Naramore
WITNESS
PRINT NAME: CYNTHIA NARAMORE

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of March, 2026, by Ann Kling, who is/are personally known to me or who has/have produced Driver license as identification.

Raquel A. Ortiz
Signature of Notary Public

Raquel A. Ortiz
Print, Type/Stamp Name of Notary

RAQUEL A. ORTIZ
Notary Public, Connecticut
My Commission Expires Aug. 31, 2028