

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043681 2 PG(S)**

Consideration: \$320,000.00

Prepared by and return to:
Proof Title, LLC
Attn: Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-238

4/2/2026 4:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475566

Doc Stamp-Deed: \$2,240.00

Property Appraiser's Parcel ID No.: Property 1:
0439-05-0043

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **GIBSON QUAIL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1528 Quail Lake Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **TIMOFEY VIKTOROVICH TVERDOKHLEBOV AND YELIZAVETA TVERDOKHLEBOV, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1614 Quail Lake Drive, Venice, FL 34293** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 24, QUAIL LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 19, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) 775
Printed Name Dimitrios Thomaidis
P.O. Address 8374 Market St. #201
Bradenton, FL 34202

(2) [Signature]
Printed Name Laura B Kopple
P.O. Address 2095 STAMMIRI
Venice, FL 34293

GRANTOR:

Gibson Quail Properties, LLC, a Florida Limited Liability Company

By: [Signature]
David A. Gibson
As: Authorized Member

By: [Signature]
Denise J. Gibson
As: Authorized Member

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026, by David A. Gibson and Denise J. Gibson, as Authorized Members of Gibson Quail Properties, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has/have produced Drivers License as identification.

775
Signature of Notary Public
Dimitrios Thomaidis
Print, Type/Stamp Name of Notary

