

**Prepared By and Return To:
The Law Office of Andrew W. Rosin, PA
Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, Florida 34239**

4/7/2026 3:12 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3476897

Consideration: \$245,500.00

Doc Stamp-Deed: \$1,718.50

GENERAL WARRANTY DEED

Made this **APRIL 6, 2026** by **ALINA AND WALDEMAR TREASURE, LLC, AN INACTIVE FLORIDA LIMITED LIABILITY COMPANY** and **WALDEMAR WASILEWSKI and ALINA WASILEWSKI**, husband and wife, whose post office address is: 3900 N. BAYNES RD., NORTH PORT, FLORIDA 34288, hereinafter called the grantor, to **OLEKSANDR BOGAT AND OLENA BOGAT**, husband and wife, whose post office address is: 1757 MADISON AVE, NORTH PORT, FLORIDA 34286, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **SARASOTA** County, Florida, viz:

LOT 3, BLOCK 910, 20TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**PARCEL ID NUMBER: 0962091003
PROPERTY ADDRESS: 1757 MADISON AVE, NORTH PORT, FLORIDA 34286**

Subject to restrictions, reservations, covenants, conditions, easements and limitations of record and taxes for the current and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE PROPERTY BEING CONVEYED HEREBY IS NOT THE HOMESTEAD OF THE GRANTOR, THE GRANTOR'S SPOUSE, AND/OR MINOR CHILDREN, IF ANY, NOR IS IT CONTIGUOUS WITH OR ADJACENT TO SUCH HOMESTEAD.

THE INDIVIDUAL(S) EXECUTING THIS INSTRUMENT ON BEHALF OF GRANTOR COVENANT(S) AND AGREE(S) THAT HE/SHE/THEY IS/ARE THE SOLE (OR ALL OF THE) MANAGER(S) OF THE GRANTOR, AND HAS/HAVE FULL RIGHT AND AUTHORITY TO EXECUTE THIS INSTRUMENT ON BEHALF OF GRANTOR.

THIS CONVEYANCE IS IN CONJUNCTION WITH WINDING UP THE AFFAIRS OF THE GRANTOR WHICH IS A DISSOLVED LIMITED LIABILITY COMPANY.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

ALINA AND WALDEMAR TREASURE, LLC,
AN INACTIVE FLORIDA LIMITED LIABILITY COMPANY

Witness (1) Sign [Signature]

Witness (1) Printed Name Ryan Joyce

Witness (1) Address 4207 Gingold St.
Port Charlotte, FL 33948

Waldemar Wasilewski
WALDEMAR WASILEWSKI, AUTHORIZED MEMBER

Witness (2) Sign [Signature]

Witness (2) Printed Name Chastaty Lineback

Witness (2) Address _____

1966 Hillview St., Sarasota, FL 34239

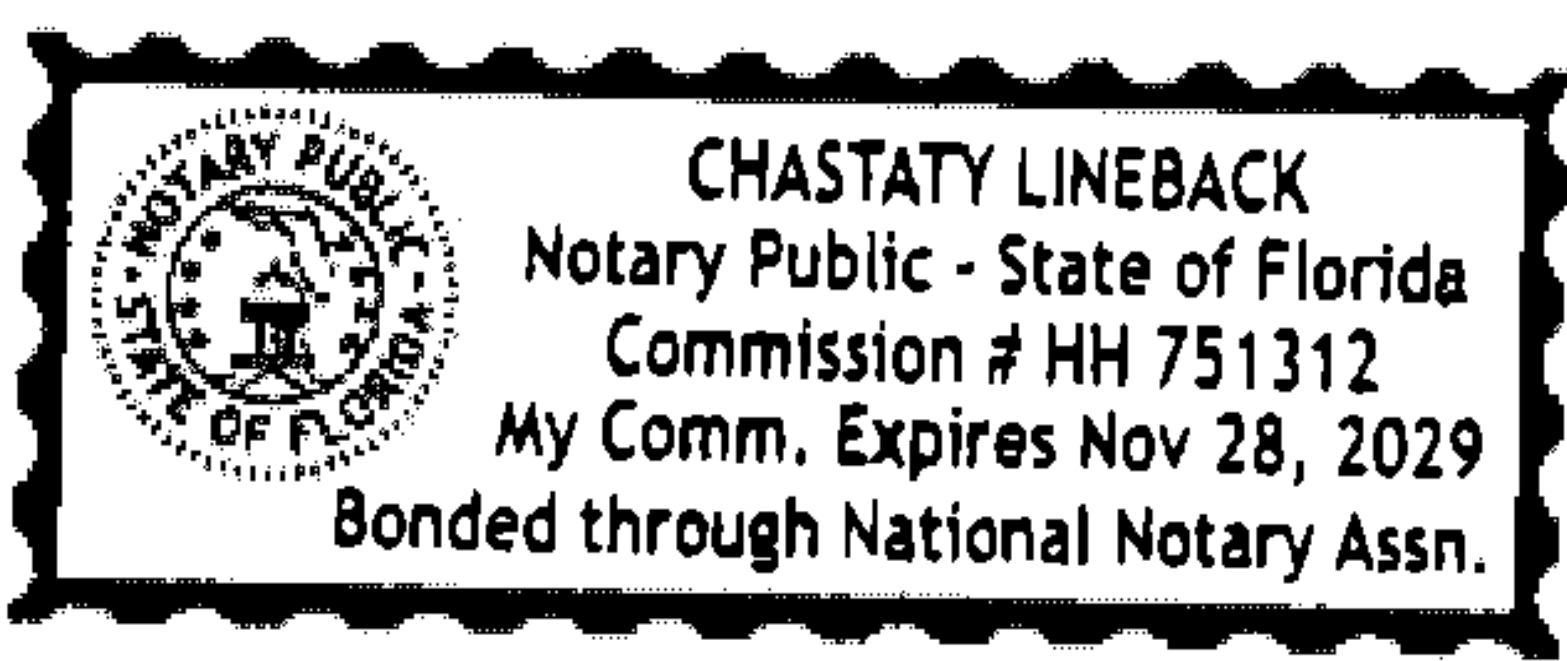
Alina Wasilewski
ALINA WASILEWSKI, AUTHORIZED MEMBER

Waldemar Wasilewski
WALDEMAR WASILEWSKI, INDIVIDUALLY

Alina Wasilewski
ALINA WASILEWSKI, INDIVIDUALLY

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this APRIL 02, 2026, by WALDEMAR WASILEWSKI and ALINA WASILEWSKI as AUTHORIZED MEMBER of ALINA AND WALDEMAR TREASURE, LLC, AN INACTIVE FLORIDA LIMITED LIABILITY COMPANY AND WALDEMAR WASILEWSKI, AND ALINA WASILEWSKI, who is/are personally known to me or has/have produced a driver's license(s) as identification.



[Signature]

Notary Public
Print Name: _____
My Commission Expires: _____
(Seal)