

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
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North Port, Florida 34287
Telephone (941) 426-1193
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3478373
Doc Stamp-Deed: \$853.30

WARRANTY DEED

THIS INDENTURE, made this 9th day of April 2026, between **Viktoriia Lezhanina**, a single woman, and **Hlib Lezhanin**, a single man, Grantors, whose post office address is 3924 Candia Ave, North Port, FL 34286, and, **Viktoriia Lezhanina**, a single woman, Grantee, whose post office address is **3924 Candia Ave, North Port, FL 34286**.

WITNESSETH, that said Grantors, for and in consideration of the sum of One Hundred Twenty One Thousand Nine Hundred and no/100 Dollars (\$121,900.00) and other good and valuable considerations to said Grantors 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 County, Florida**, to-wit:

Lot 26, Block 927, 11th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 13, Pages 2, 2A through 2I, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0965092726

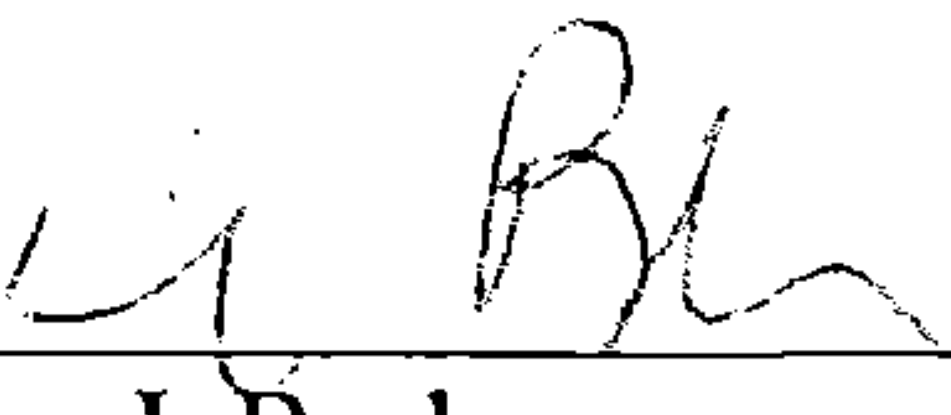
SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

Grantor does 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:



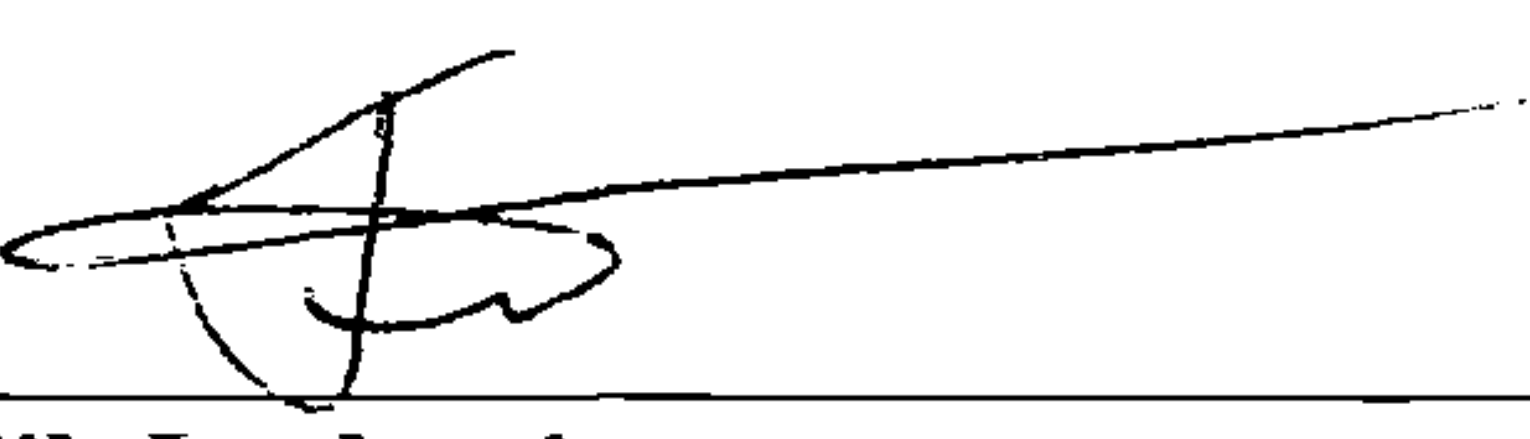
Aaron J. Backo
13801-D Tamiami Trail
North Port, FL 34287

Sign 

Viktoriia Lezhanina



Leanna M. Griffith
13801-D Tamiami Trail
North Port, FL 34287

Sign 

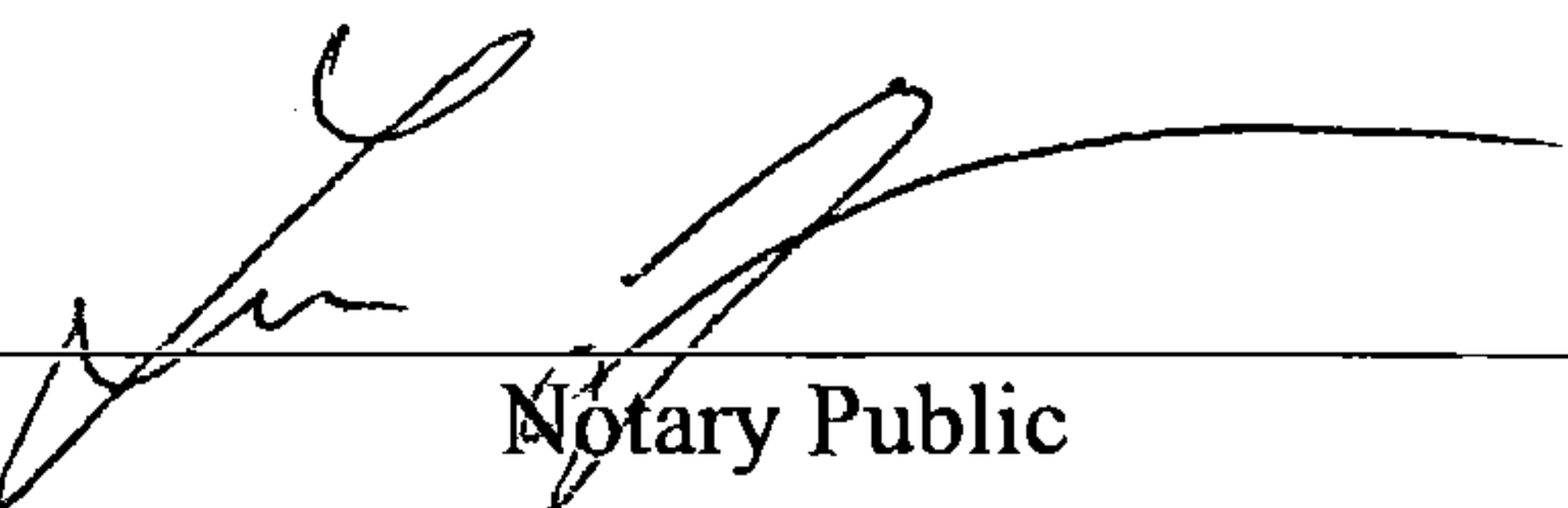
Hlib Lezhanin

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 9th day of April 2026, by **Viktoriia Lezhanina** and **Hlib Lezhanin**, who have each produced a Florida Temporary Driver License as identification.



LEANNA M. GRIFFITH
Commission # HH 387497
Expires April 17, 2027



Notary Public