

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048133 2 PG(S)**

4/13/2026 2:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479350

CONSIDERATION: \$459,000.00

DOC TAX: \$ 3,213.00

RECORD: \$18.50

PARCEL ID NO.: 0016130030

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

Doc Stamp-Deed: \$3,213.00

WARRANTY DEED

THIS INDENTURE is made as of the 10th day of April 2026, by and between **VLADIMIR BRESLAU and SVETLANA BRESLAU, husband and wife**, hereinafter referred to as Grantor, whose post office address is 6125 46th Lane East, Bradenton, FL 34203, and **ALEXIS D. THOMAS, a single person**, hereinafter referred to as Grantee, whose post office address is 3005 Arch Drive, Sarasota, Fl 34232.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 26, Del Sol Village at Longwood Run Phase II, according to the map or plat thereof, as recorded in Plat Book 33, Pages 24, 24A through 24E, inclusive, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Jennifer Borden
Witness Name: Jennifer Borden
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

Vladimir Breslau
VLADIMIR BRESLAU
S. Breslau
SVETLANA BRESLAU

Thomas B. Luzier
Witness Name: Thomas B. Luzier
50 Central Avenue
Witness Address: Eighth Floor
Sarasota, FL 34236

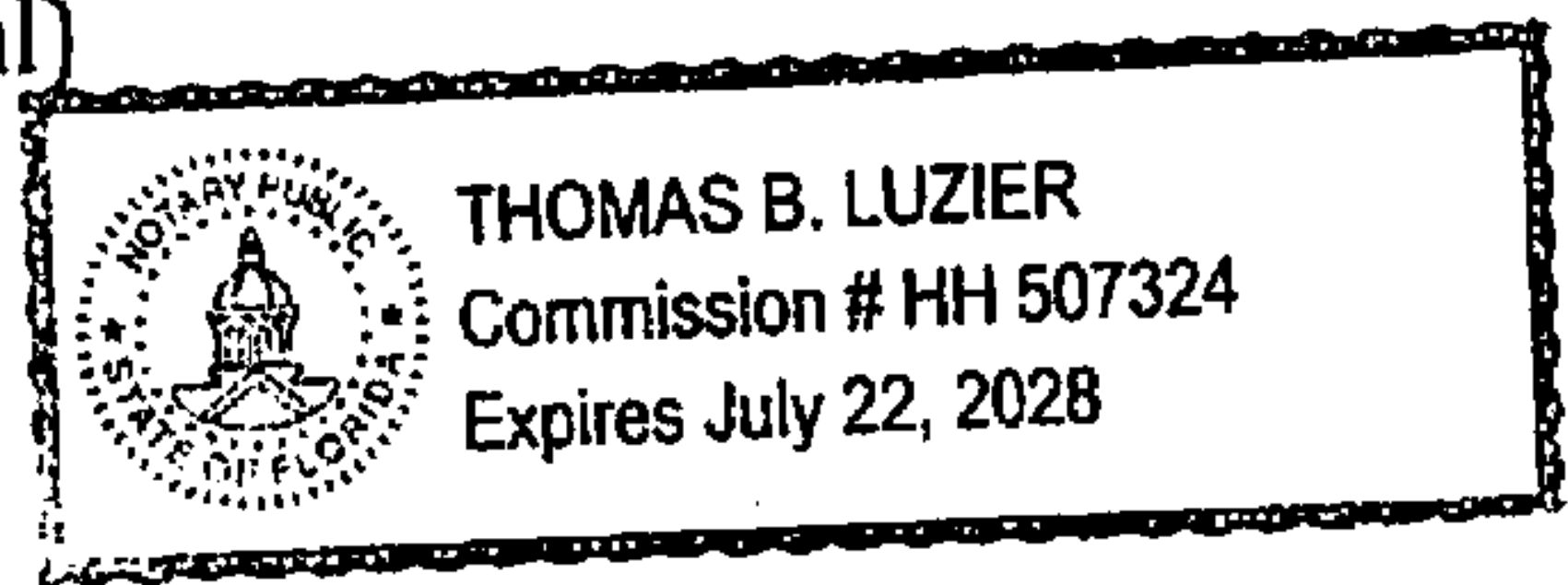
STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9 day of April 2026 by VLADIMIR BRESLAU and SVETLANA BRESLAU, who are personally known to me or who have produced DL & passport as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Thomas B. Luzier

Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of _____, and my commission expires on _____.