

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048271 2 PG(S)**

4/13/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479480

Doc Stamp-Deed: \$2,499.00

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3021
Parcel ID Number: 0956-14-4905

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 13th day of April, 2026 between Luma S2 Properties LLC, a Florida Limited Liability Company, whose post office address is 6735 Conroy Windermere Road, Suite 301, Orlando, FL 32835, of the County of Orange, State of Florida, Grantor, to Denis S. Kozlov and Marina Y. Kozlova, husband and wife, whose post office address is 3508 Eagle Pass Street, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 5, Block 1449, Twenty-Ninth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 13, 13A through 13N, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantees 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robin Fulghum

WITNESS 1 SIGNATURE
PRINT NAME: Robin Fulghum

WITNESS 1 ADDRESS:
13518 Deer Creek Rd
Ashland, VA 23005

Andrew Ray Yon
WITNESS 2 SIGNATURE
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

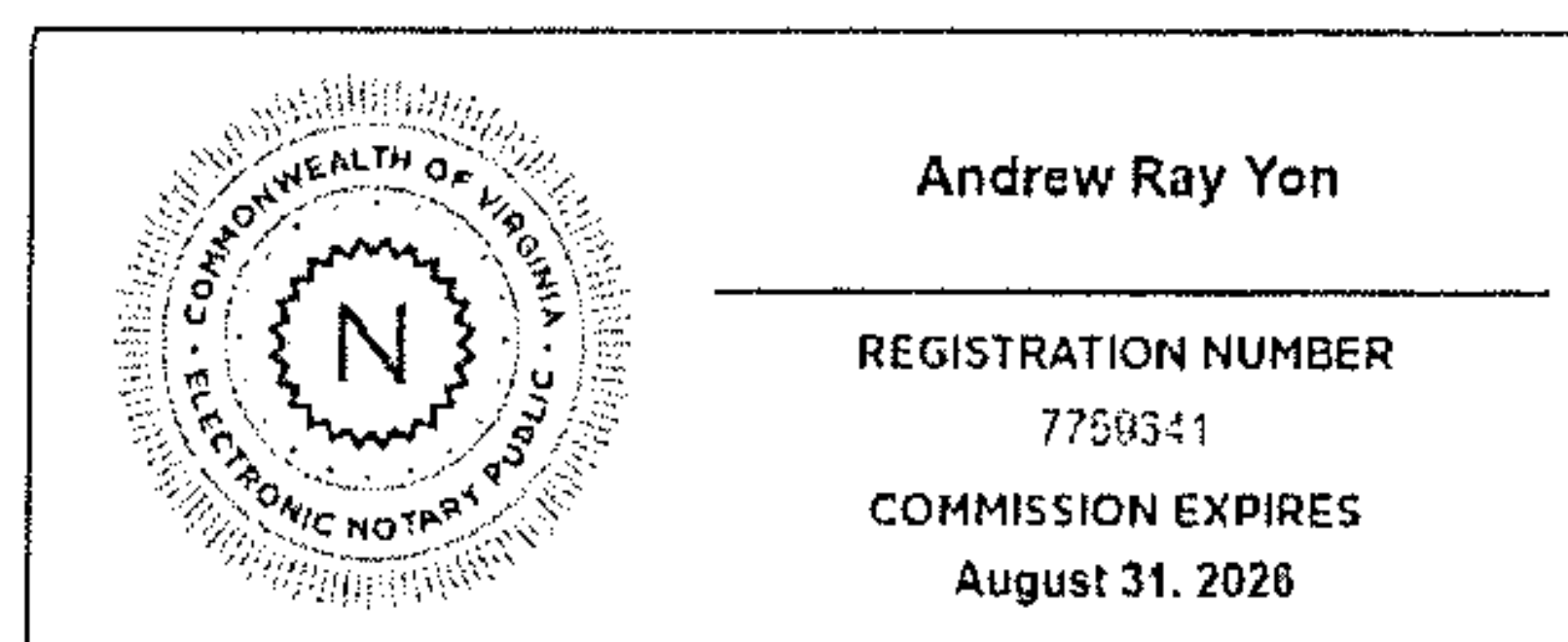
Luma S2 Properties LLC, a Florida Limited Liability Company

By: [Signature]
Marcelo Santos, Manager

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization, this 9th day of April, 2026, by Marcelo Santos, Manager of Luma S2 Properties LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Andrew Ray Yon
Signature of Notary Public
Andrew Ray Yon
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication