

4/13/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479646

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

Doc Stamp-Deed: \$119.00

File No.: NP-2026-3012
Parcel ID Number: 0985023523

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WARRANTY DEED

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

This indenture made the 13th day of April, 2026 between Promised Land GC LLC, a Florida Limited Liability Company, whose post office address is 1705 Nora Lane, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantor, to Sergey Matus and Lyubov Matus, husband and wife, whose post office address is 15034 84th Street Northeast, Otsego, MN 55330, of the County of Wright, State of Minnesota, 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 23, Block 235, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 12, Page(s) 20, 20A through 20Z2, 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: CHRISTINA

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

Promised Land GC LLC, a Florida Limited Liability Company
By: [Signature]
Andrey Yermakovich, Owner

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 10 day of April, 2026, by Andrey Yermakovich, Owner of Promised Land GC 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.

[Signature]
Signature of Notary Public
Jamie Murphy
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

