

4/14/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480062

Prepared by and Return to:
Pamela Pounds
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0786100017
File- MFL-2274905
Consideration Amount \$450,000.00

Doc Stamp-Deed: \$3,150.00

WARRANTY DEED

This Indenture, Made this April 14, 2026, between Tammy Flowers Sheen and John Patrick Sheen, wife and husband, whose post office address is: 3462 Hancock Bridge Parkway Apt 322, North Fort Myers, FL 33903, hereinafter called the "Grantor", and, Yuriy Usachev and Marina Usacheva, a married couple whose post office address is: 4402 Buckingham Lane, Iowa City, IA 52245, hereinafter called the "Grantee".

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor 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, FL, and being further described as follows:

Lot 17, of Antigua at Wellen Park, according to the Plat thereof, as recorded in Plat Book 56, Pages 160 through 173, inclusive, of the Public Records of Sarasota County, Florida.

Property Address: 11383 Burgundy Drive, Venice, FL 34293

- Property is the homestead of the Grantor(s). or

- Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]
Witness #1 Signature

Sarah Raczynski
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

[Signature]
Witness #2 Signature

Pamela Pounds
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S):

[Signature]
John Patrick Sheen

[Signature]
Tammy Flowers Sheen

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this April 14, 2026 by: Tammy Flowers Sheen and John Patrick Sheen, wife and husband who is/are personally known by me or who has/have produced: [Signature] as identification.

[Signature]
Notary Public

My Commission Expires: 7/24/29

