

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049005 1 PG(S)

4/14/2026 2:04 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Doc. Stamps - \$315.00
PID No. 1139166907 & 1139166908

SIMPLIFILE

Receipt # 3480120

WARRANTY DEED Doc Stamp-Deed: \$315.00

This Indenture, made on April 13, 2026 by **DMITRIY VASILYEVICH PAVLUS**, a single person, whose post office address is: P.O. Box 871161, Wasilla, Alaska 99687-1161, hereinafter called the GRANTOR, to **MAKSIM FILIN and YASMIN OMAR**, husband and wife, whose post office address is: 11416 Aspen Trail, Aubrey Texas 76227 hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Lots 7 and 8, Block 1669, 33rd Addition to PORT CHARLOTTE SUBDIVISION, a subdivision, according to the plat thereof, recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida

Said Property is Vacant Land.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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 whomsoever; and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

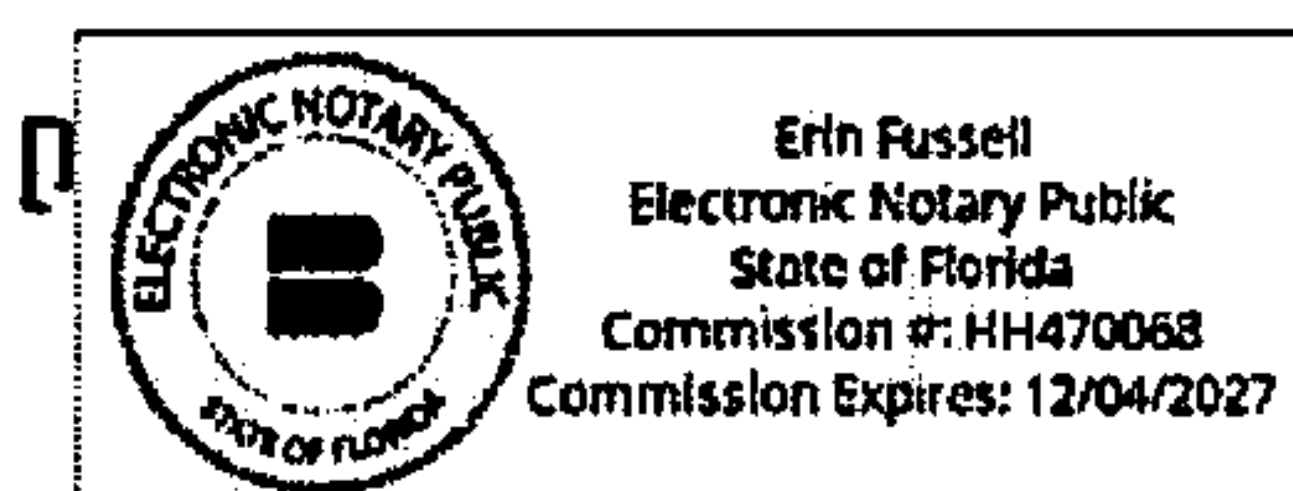
1st Witness Signature: Monica Bautista
Printed Name: Monica Bautista
Witness Address: 6025 Vision Rd
Saint Cloud FL 34771

Dmitriy Vasilyevich Pavlus
DMITRIY VASILYEVICH PAVLUS

2nd Witness Signature: [Signature]
Printed Name: Erin Fussell
Witness Address: 12363 Hernando Road

STATE OF Florida North Port, FL 34287
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 09 day of April 2026, by DMITRIY VASILYEVICH PAVLUS who has produced Alaska Driver's License identification.



[Signature]
Notary Public Signature

Erin Fussell