

4/16/2026 11:02 AM

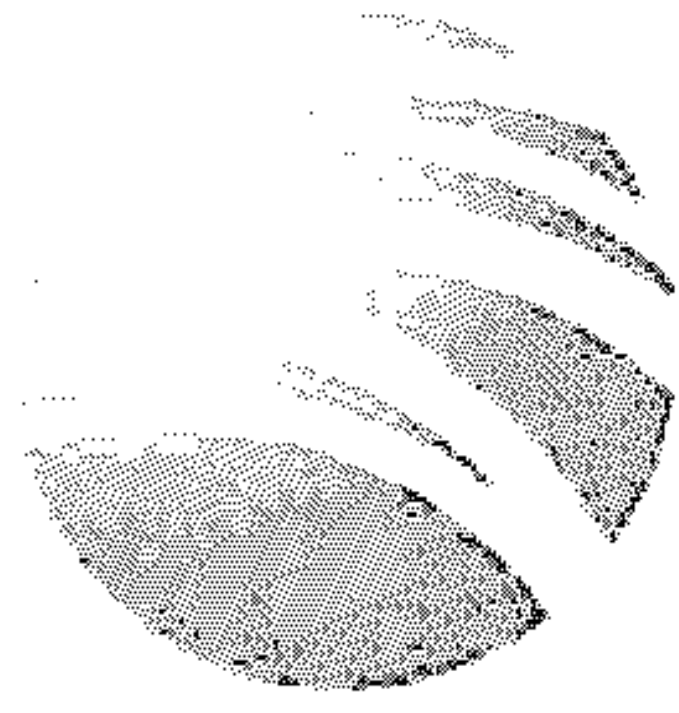
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481118



**SUNBELT**  
TITLE AGENCY

Doc Stamp-Deed: \$4,200.00

Prepared by and Return to:

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-02746

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### **This Warranty Deed**

Made this **15th day of April, 2026** by **Stephanie Balcita and Jerryben Balcita, Wife And Husband**, hereinafter called the Grantor, to **Elena M. Rozkov and Serge Rozkov, Wife And Husband**, whose post office address is: **5840 Ferrara Dr, Sarasota, FL 34238**, hereinafter called the Grantee:

(Whenever used herein the term "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)

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

**Lot 181, Villagewalk, Unit 1B, according to the plat thereof, as recorded in Plat Book 42, Page 31, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0120150015**

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 whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness: (Signature)

Printed Name Joana McManus

8181 S Tamiami Trl #B  
Address

Sarasota FL 34231  
City, State, Zip

[Signature]  
Stephanie Balcita

PO Box 55  
Venice, FL 34284

[Signature]  
Jerryben Balcita

PO Box 55  
Venice, FL 34284

[Signature]  
Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B  
Address

Sarasota FL 34231  
City, State, Zip

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 14<sup>th</sup> day of April, 2026, by Stephanie Balcita and Jerryben Balcita, wife and husband, who: [  ] is personally known to me or [  ] produced [Signature] as identification.

[Signature]  
NOTARY PUBLIC (signature)

Print Name: Dixie Roth  
My Commission Expires:  
Stamp/Seal:

