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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3482653

Prepared by
Malory Goguen, an employee of
First American Title Insurance Company
5000 Tamiami Trail North
Naples, Florida 34103
(877)833-1754

Doc Stamp-Deed: \$112.00

Return to: Grantee

File No.: 2084-2834332

WARRANTY DEED

THIS INDENTURE, executed on **April 20, 2026**, between

Daniel Quiroz and Petra Vargas, husband and wife

whose mailing address is: 5014 97th St Fl 1, Corona, NY 11368-3036,
hereinafter called the "grantor", and

Artem Kozlov, a married man

whose mailing address is: 2805 Nagengast Street, North Port, FL 34288,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota** County, **FL**, to-wit:

Lot 6, Block 1640, THIRTY-THIRD 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.

Parcel Identification Number: **1137164006**

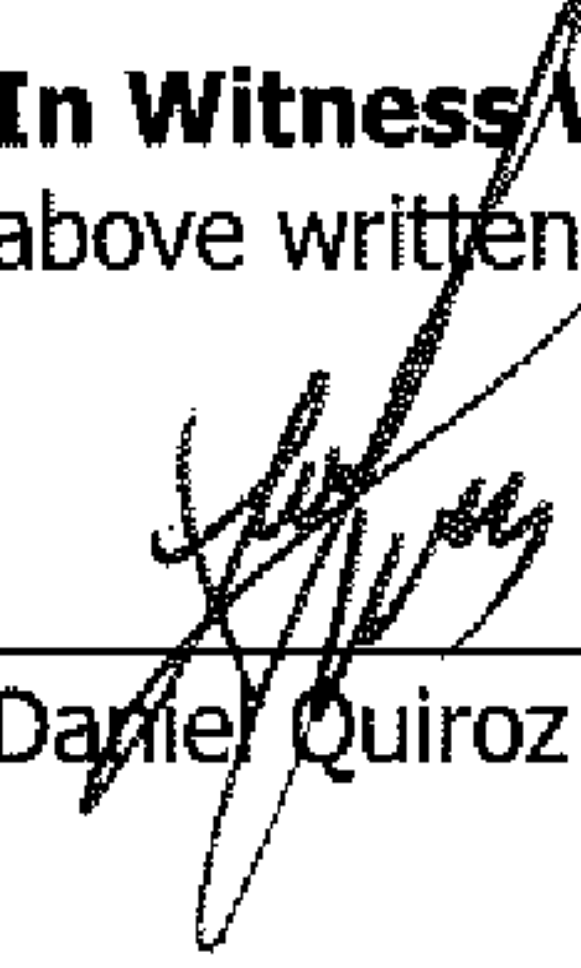
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Daniel Quiroz



Petra Vargas

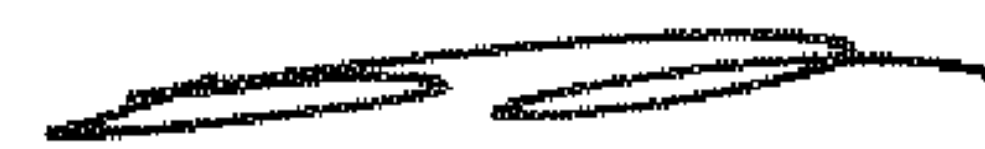
Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Quintis Pinder

Print Post Office Address: 60-15 Calloway St.
Corona, NY 11368



Witness Signature

Print Name: Delcy Winters

Print Post Office Address: 31 Covert Ave
Floral Park, NY 11001

State of NY

County of Queens

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 4/17/26, by **Daniel Quiroz and Petra Vargas, husband and wife.**



Notary Public

Delcy Winters

(Printed Name)

My Commission expires: 10/13/28

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

DELCY WINTERS
Notary Public - State of New York
No. 01W16409970
Qualified in Nassau County
My Commission Expires October 13, 2028