

4/20/2026 1:55 PM

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

CSC

Receipt # 3482698

Prepared by and Return to:  
SEKUSHINA TATIANA  
IVANA FRANKO ST 38-I-334, MOSCOW 121351, RUSSIA.

Property Address:

12049 DORADO DR NORTH PORT, FL, 34287

Doc Stamp-Deed: \$0.70

WARRANTY DEED

Dated on April 18, 2026. By **SEKUSHINA TATIANA**, whose post office address is: IVANA FRANKO ST 38-I-334, MOSCOW 121351, RUSSIA, hereinafter called the GRANTORS, to **SEKUSHINA TATIANA & REYNYUK NADEZDA**, joint tenants with full rights of survivorship, whose post office address is: IVANA FRANKO ST 38-I-334, MOSCOW 121351, RUSSIA, herein after called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTORS, for and in consideration of the sum of \$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:

Parcel Description : **LOT 20 BLK 20 WARM MINERAL SPRINGS UNIT 81**

Parcel ID number: **0770060064**

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

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

TO HAVE AND TO HOLD, in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Grantor signature: *[Signature]* Print Name: SEKUSHINA TATIANA

Signed in our presence:

Witness #1 Signature: *[Signature]*

Witness #2 Signature: *[Signature]*

Sharon Hongo, 3100 S. McCall Rd  
Print Name & address: Englewood, FL 34224

Johanna Evans, 3100 S. McCall Rd.  
Print Name & address: Englewood, FL 34224

State of Florida County of Sarasota

The forgoing instrument was acknowledged before me on this day 20, of April, 2026 by

Sekushina Tatiana the "Grantor" personally appearing before me to execute the forgoing instrument.

WITNESS my hand and official seal.

*[Signature]*  
Signature of Notary

Seal:

