

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

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026054900 2 PG(S)**

4/24/2026 1:41 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3485346

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0958113424, 0958113425  
File- MFL-2275163  
Consideration Amount \$50,000.00

**Doc Stamp-Deed: \$350.00**

**WARRANTY DEED**

**This Indenture, Made this April 23, 2026, between Joseph Zukosky, a married person, whose post office address is: 2779 Portago Lane, North Port, FL 34286, hereinafter called the "Grantor", and, Mikhail Adamiv and Iryna Adamiv, a married couple, whose post office address is: 2581 Marland Dr, Hinckley, OH 44233, 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:

**Parcel 1:**

**Lot 24, Block 1134 of the 25th Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.**

**Parcel 2:**

**Lot 25, Block 1134 of the 25th Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.**

Property Address: Lot 24, 000 Platt Street, North Port, FL 34286

**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]  
Joseph Zukosky

**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 23, 2026 by: Joseph Zukosky who is/are personally known by me or who has/have produced: [Signature] as identification.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

