

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055104 2 PG(S)**

4/24/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485525

Doc Stamp-Deed: \$1,610.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No: 2026-6432

Purchase Price: \$230,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,610.00

Parcel Identification No.: 0988012909

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this April 24th, 2026, between **Yelena Levontin, a single woman, Individually and as Trustee of the Yelena Levontin Trust Dated October 3, 2024, and any amendments thereto**, whose post office address is **3344 Needle Terrace, North Port, FL 34286**, hereinafter referred to as the “GRANTOR”, to **Vladimir Ivanov and Zornitsa Handzhieva, husband and wife**, whose post office address is **3344 Needle Terrace, North Port, FL 34286**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 9, Block 129, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 20, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

✓ WITNESSES #1:
[Signature]
Printed Name: Nataliya Yafresheniel
P.O. Address: 1 BANK LN
DEERFIELD 60089

The Yelena Levontin Trust Dated October 3, 2024, and any amendments thereto

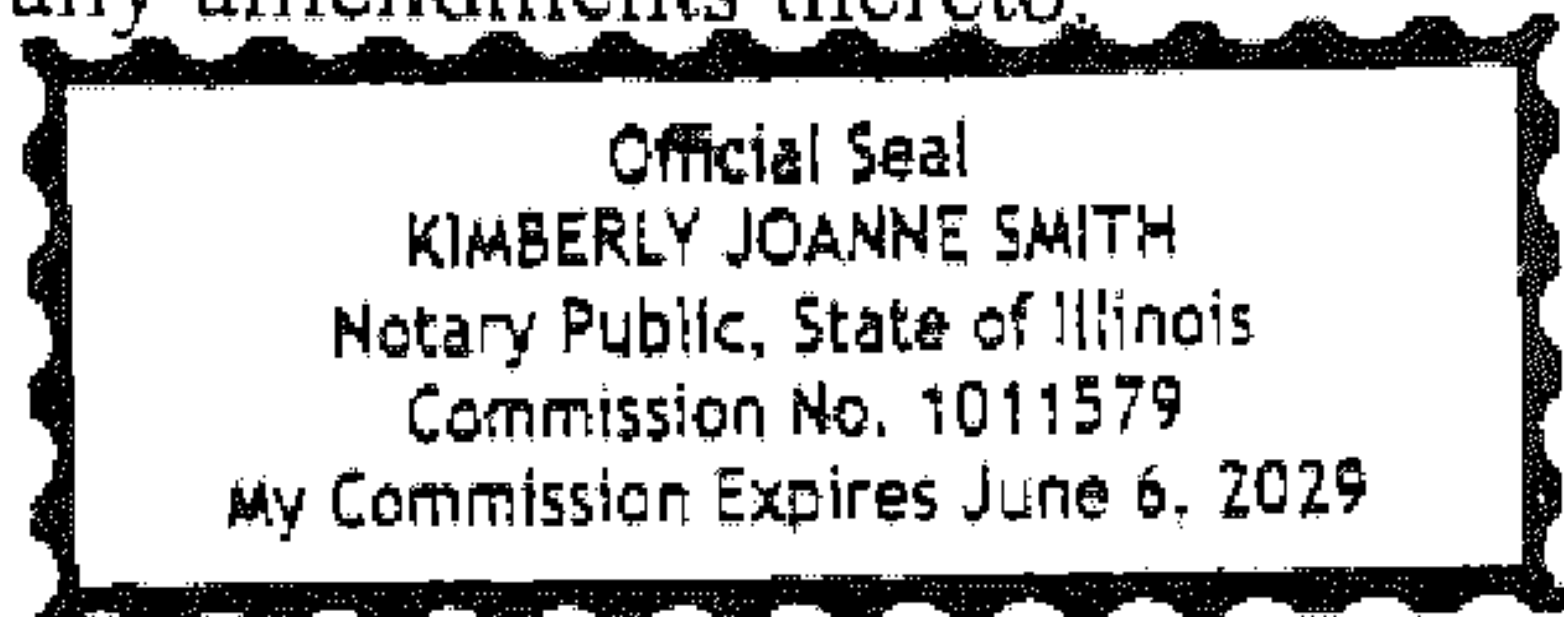
✓ By: [Signature]
Yelena Levontin, Individually and as Trustee

✓ WITNESSES #2:
[Signature]
Printed Name: ASTOR YOKHAWA
P.O. Address: 1 BANK LANE
BUFFALO GROVE, IL 60089

✓ STATE OF ILLINOIS
✓ COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 22 day of April, 2026, by Yelena Levontin, a single woman, Individually and as Trustee of the Yelena Levontin Trust Dated October 3, 2024, and any amendments thereto.

✓ [Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



(Notary Seal)

Personally Known: OR Produced Identification: _____

Type of Identification Produced: Personally known customer