

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485876

Doc Stamp-Deed: \$1,050.00

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3061
Parcel ID Number: 0981-04-1023

[Space Above This Line For Recording Data]

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

This indenture made the **27th day of April, 2026** between **William G. Gueltig, an unmarried man**, whose post office address is **715 Mendenhall Court, Fort Mill, SC 29715**, of the County of York, State of South Carolina, Grantor, to **Marya Dashkevich and Pavel Dashkevich, wife and husband**, whose post office address is **7555 East Sorrell Hill Road, Baldwinsville, NY 13027**, of the County of Onondaga, State of New York, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 23, Block 410, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Heather T Jacobs

William G. Gueltig by Gary L. Gueltig
his ATTORNEY IN FACT
William G. Gueltig by Gary Gueltig, his
Attorney-In-Fact

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

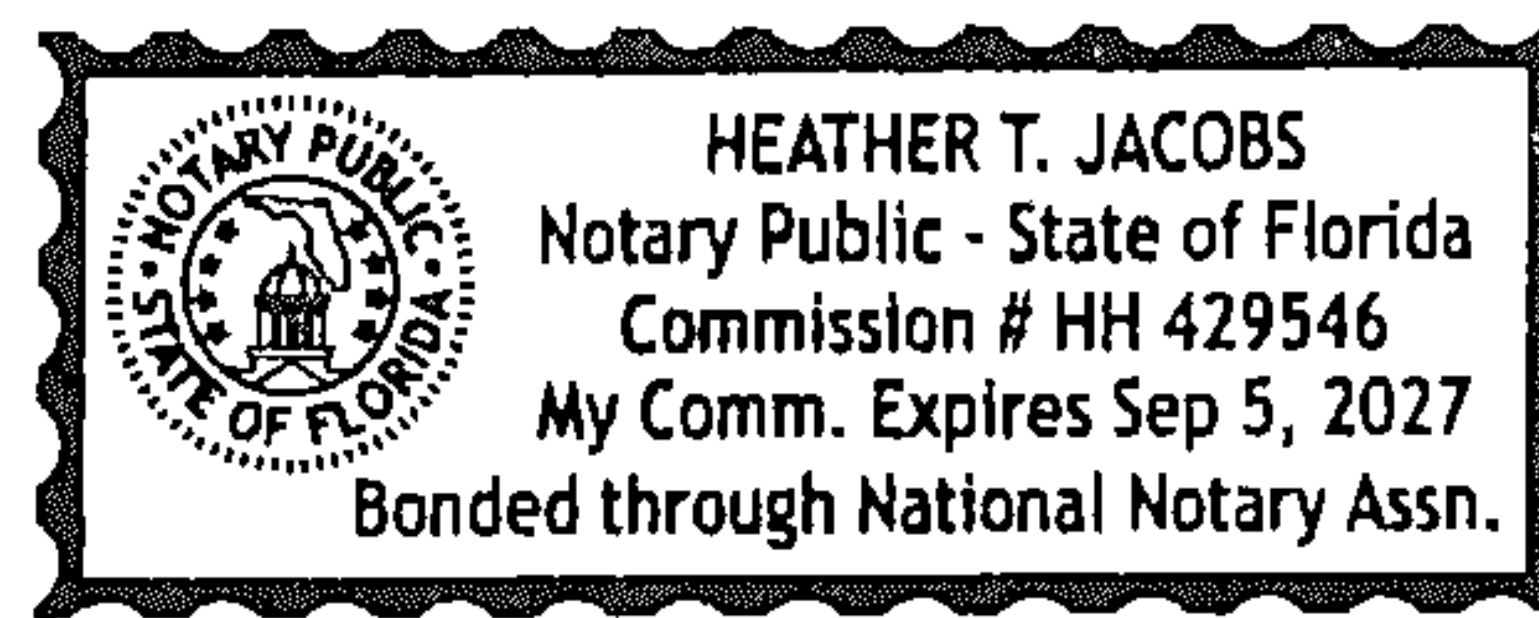
[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Jamie Murphy

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2026, by Gary Gueltig, as Attorney-In-Fact for William G. Gueltig, who is/are personally known to me or who has/have produced DRIVER'S LICENSE as identification.

[Signature]
Signature of Notary Public
Heather T Jacobs
Print, Type/Stamp Name of Notary



(NOTARY SEAL)