

4/29/2026 2:36 PM

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

SIMPLIFILE

Receipt # 3487332

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0273

Doc Stamp-Deed: \$2,940.00

Property address:
5931 Plover Rd, Venice, Florida 34293

General Warranty Deed

Made this April 30, 2026 A.D. By **Rodion Shevchenko and Diana Shevchenko**, whose post office address is: 616 NW 23rd St, Battle Ground, Washington 98604, hereinafter called the Grantor, to; **Nina Pinchuk**, unmarried, whose post office address is: 1453 Nantucket Rd, Venice, Florida 34293, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$420,000.00 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:

Lots 18752 and 18753, South Venice, Unit No. 70, as per plat thereof recorded in Plat Book 7, Page 55, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0473060037**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2025.

Prepared by:
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Lakewood Ranch, Florida 34202

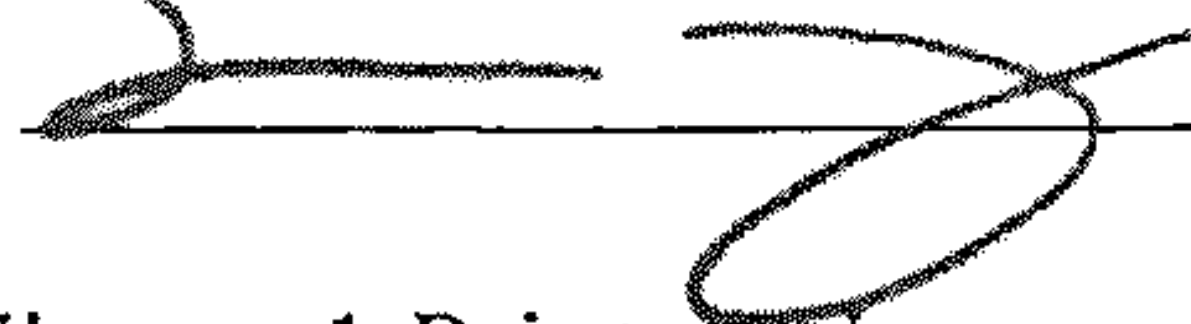
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X  _____

Witness 1 Printed Name and Address:

342 Marival Drive
Davenport, FL 33837


Rodion Shevchenko

X Date & Time: 04/28/2026 20:44:26 +03

Rodion Shevchenko

Address: 616 NW 23rd St, Battle Ground, Washington
98604

Witness 2 signature:

X  _____

Witness 2 Printed Name and Address:

342 Marival Drive
Davenport, FL 33837

Diana Shevchenko

X Date & Time: 04/28/2026 09:10:44 PDT

Diana Shevchenko

Address: 616 NW 23rd St, Battle Ground, Washington
98604

State of Florida County of Polk

The foregoing instrument was acknowledged before me by means of [] physical presence OR [XX] online notarization, this 28th day of April, 2026, by Rodion Shevchenko and Diana Shevchenko, who is/are personally known to me or who has produced U.S. Passport & Washington Driver's License as identification.

X  _____

Notary Public

Print Name: Oscar Bryan Paz

My Commission Expires: 7/22/27

Seal:

