

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057239 2 PG(S)**

4/29/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

PREPARED BY AND RETURN TO:

SIMPLIFILE

Receipt # 3487340

C. Bud Moscony, Esquire
Inspired Title Services, LLC
485 N. Keller Road Suite 110
Maitland, FL 32751

Doc Stamp-Deed: \$3,255.00

Order No.: SW-FL-26335636FS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective this April 29, 2026 by Taylor Morrison of Florida, Inc., a Florida Corporation existing under the laws of Florida, and having its principal place of business at 551 N. Cattlemen Road, Suite 200, Sarasota, FL 34232 (the "Grantor"), and Marina Ignatyeva and Sergey Drobish, wife and husband, whose post office address is 15516 Foxtail Lane, Nokomis, FL 34275, (the "Grantee"):

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of SARASOTA, State of Florida, viz:

Lot 35, TIBURON SARASOTA, according to the Plat thereof, as recorded in Plat Book 58, Page 343, of the Public Records of Sarasota County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2026.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

For Informational Purposes Only:

Property Appraiser's Parcel I.D. (folio) Number:

0362040035

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Melissa Clendenen
Witness Signature

Melissa Clendenen
Printed Name of First Witness
551 N. Cattlemen Road, Suite 200, Sarasota, FL
34232

Carrie Stenlund
Witness Signature

Carrie Stenlund
Printed Name of Second Witness
551 N. Cattlemen Road, Suite 200, Sarasota, FL
34232

Taylor Morrison of Florida, Inc., a Florida Corporation

BY: [Signature]
Eric Van Schaik
Vice President

Grantor Address:
551 N. Cattlemen Road, Suite 200
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 29 day of April, 2026, by Eric Van Schaik as Vice President on behalf of Taylor Morrison of Florida, Inc., a Florida Corporation existing under the laws of the State of Florida. He/She is personally known to me or who has produced _____ as identification.

Melissa Clendenen
Notary Public
Melissa Clendenen
Printed Name of Notary
My Commission Expires: 7/2/2030

(Notarial Seal)

