

4/30/2026 2:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487971

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

Doc Stamp-Deed: \$2,695.00

File No.: VEN-2026-1458  
Parcel ID Number: 0974-17-9602

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 30th day of April, 2026 between Anatoliy Olimpiyuk, a married man, whose post office address is 5224 Ensley Ter, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantor, to Vladyslav Novykov and Kristina Novyкова, husband and wife, as tenants by the entirety, whose post office address is 2723 Hopwood Road, North Port, FL 34287, of the County of Sarasota, State of Florida, 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 2, Block 1796, 37th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 16, Page(s) 4, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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: Alex Solovjev

Anatoliy Olimpiyuk  
Anatoliy Olimpiyuk

WITNESS 1 ADDRESS:  
206 Shore Rd  
Norcross, FL 34275

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: DANA JOHNSTONE

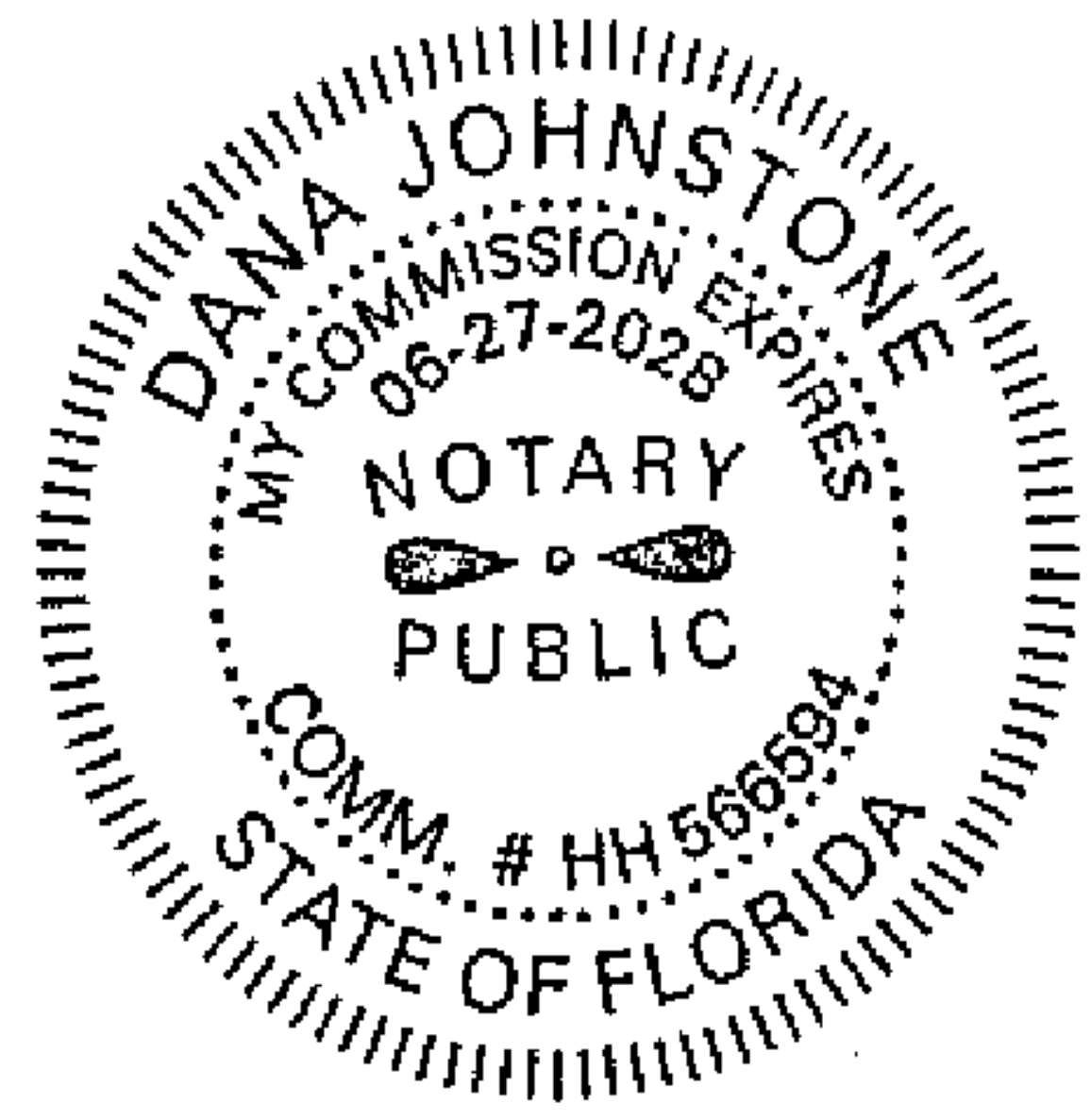
WITNESS 2 ADDRESS:  
212 E. Venice Ave  
VENICE FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of April, 2026, by Anatoliy Olimpiyuk and Inna Olimpiyuk,  who is/are personally known to me or  who has/have produced Florida CDL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary



(NOTARY SEAL)