

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058063 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488031

Doc Stamp-Deed: \$175.00

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

File No.: NP-2026-3063
Parcel ID Number: 0956144119

[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 PSM Sunshine LLC, a Florida Limited Liability Company, whose post office address is 6740 Schroeder Circle, The Villages, FL 32163, of the County of Lake, State of Florida, Grantor, to Igor Kazimirov and Ekaterina Kazimirov, husband and wife, whose post office address is 4005 Belladonna Avenue, North Port, FL 34286, 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 19, Block 1441, 29th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 13, 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have 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: ISAAC AHRENS

WITNESS 1 ADDRESS:
809 ROYAL LN, WEST DUNDEE
IL 60118

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: ANDREA NEILSON

WITNESS 2 ADDRESS:
326685 Albert Dr
Dundee, IL 60118

PSM Sunshine LLC, a Florida Limited Liability Company

By: [Signature]
Pamela Miller, Manager

STATE OF IL
COUNTY OF Lane

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2026, by Pamela Miller, Manager of PSM Sunshine LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Andrea P Neilson
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

