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4/30/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488118

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,330.00

File Number: 2026-44

Consideration:\$190,000.00

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Warranty Deed

This Warranty Deed made as of this 30 day of April, 2026 between **Thomas Frank Caporaso**, whose post office address is **27 Knob Hill Rd., Glastonbury, CT 06033**, grantor, and **Mikhail Kabayeu and Volha Kabayeva, husband and wife** whose post office address is **5433 North Tall Oaks Drive, Long Grove, IL 60047**, grantee:

(Whenever used herein the terms "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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, **Sarasota County, Florida** to-wit:

Unit 41, BEEKMAN LAKES, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1710, Pages 1028 through 1089, inclusive, as amended, and as per the plat thereof recorded in Condominium Book 23, Pages 7, 7A through 7F, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0029021041

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.




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

To Have and to Hold, the same in fee simple forever.

And specifically, Thomas Frank Caporaso warrants that at the time of this conveyance, the subject property is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. **Thomas Frank Caporaso's** residence and homestead address is: **27 Knob Hill Rd., Glastonbury, CT 06033**.

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**.

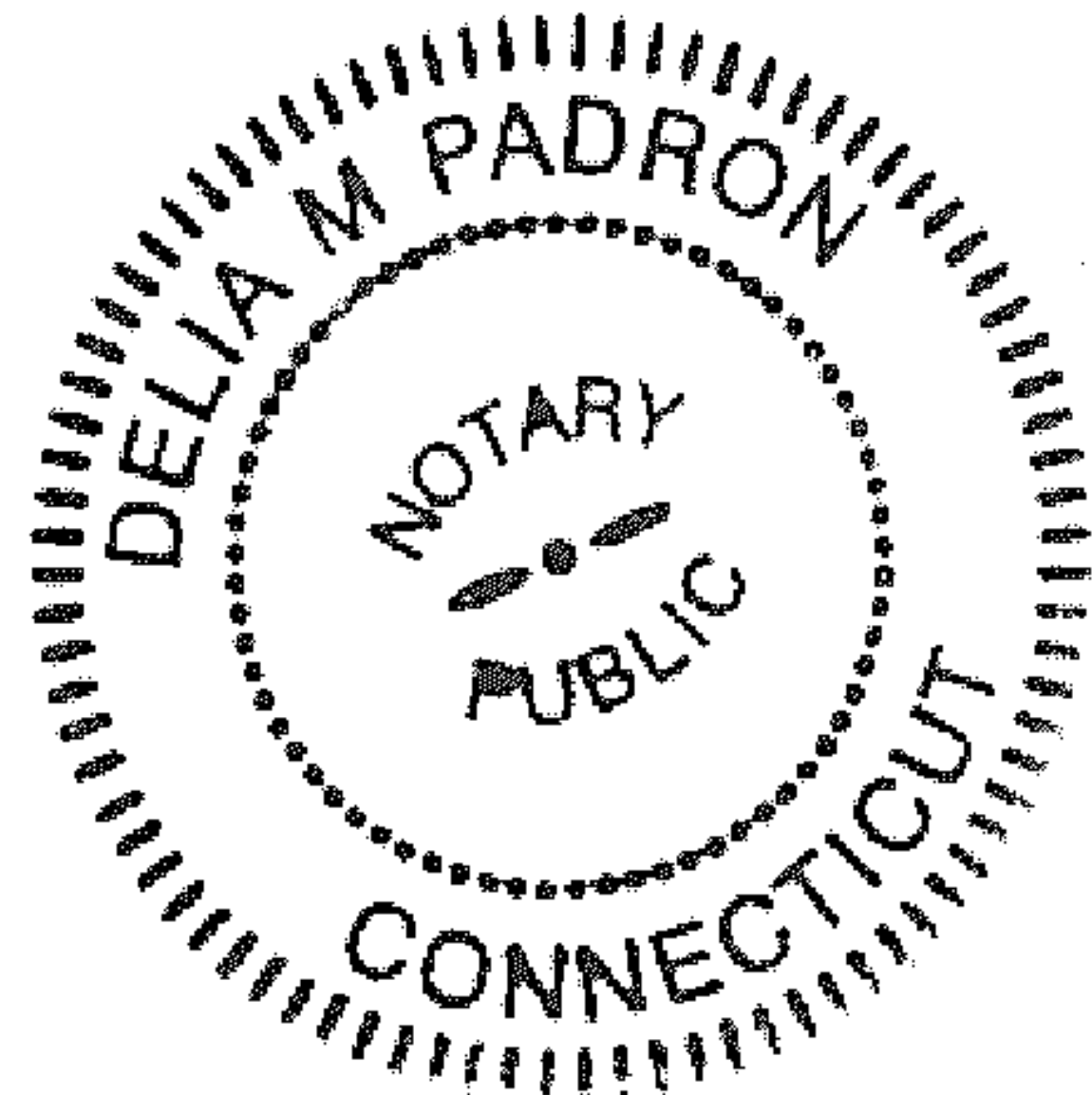
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 27th day of April, 2026.

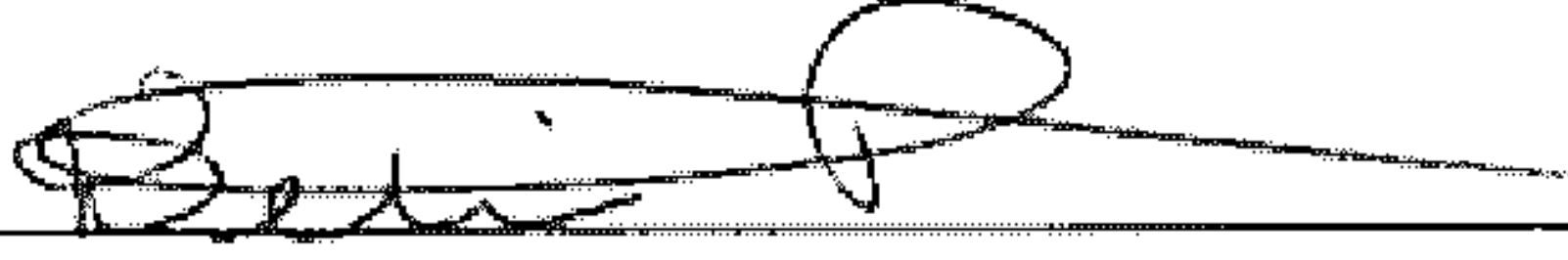
<i>Signed, sealed and delivered in our presence:</i>	
 Witness Printed Name: <u>Belen Apencio</u> Address: <u>902 Main St South Glastonbury, CT, 06073</u>	 Thomas Frank Caporaso
 Witness Printed Name: <u>Delia Padron</u> Address: <u>902 Main St S. Glastonbury, CT 06073</u>	

State of CT
County of Hartford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of April, 2026 by Thomas Frank Caporaso who is personally known or has produced CTDL# 141426321 as identification.
ex: 2/5/2023

[Seal]




Notary Public
Print Name: Delia M. Padron
My Commission Expires: 10/31/2026

