

4/30/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488152

Doc Stamp-Deed: \$2,380.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-397
Parcel ID: 1121244338
Consideration: \$340,000.00

Warranty Deed

Know All Men By These Presents that, **Sergey Savchuck, a single man**, (henceforth referred to as "Grantor") of **557 West Bakerview Road, Unit 108, Bellingham, WA 98226**, for consideration paid, grant to **Anthony Amato and Cynthia Lynn Amato, Trustees of Anthony and Cynthia Amato Living Trust dated June 23, 2025**, (henceforth referred to as "Grantee") of **2222 N Main St, Quakertown, PA 18951**, with **WARRANTY COVENANTS**:

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 grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 38, Block 2443, Forty-Ninth Addition to Port Charlotte Subdivision, according to plat thereof as recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.

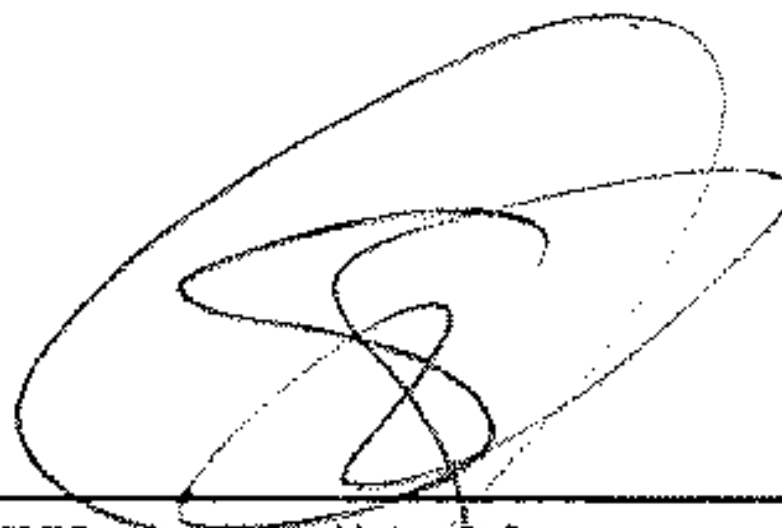
And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 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, the said, Grantor, hereunto set by hands and seals this 30th day of April, 2026




Witness #1 Signature
Sheridan Mylow

Witness #1 Printed Name



Sergey Savchuck

P.O. Address: 2011 Young St. #102
Bellingham WA 98225




Witness #2 Signature
Jennifer Castaldo

Witness #2 Printed Name

P.O. Address: 2011 Young St. #102
Bellingham WA 98225

STATE OF WASHINGTON
COUNTY OF Whatcom

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026, by Sergey Savchuck, who is/are personally known to me or who has/have produced Arms license as identification.



Signature of Notary Public
Amy Langstraat

Print, Type/Stamp Name of Notary

