

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-177

5/1/2026 9:30 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488247

General Warranty Deed

Doc Stamp-Deed: \$3,325.00

This Indenture, made this April 30, 2026 A.D. By **Innovatus Homes, LLC**, a Florida Limited Liability Company, whose post office address is: 2502 Pinewood Street, North Port, Florida 34288, hereinafter called the grantor, to **Russell W Zile, III and Debbie Zile, husband and wife**, whose post office address is: 3729 Kacher Rd, North Port, Florida 34288, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 13, Block 1586, THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 16 and 16A through 16L, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **1135158613**

Subject to reservations, restrictions, and easements of record.

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

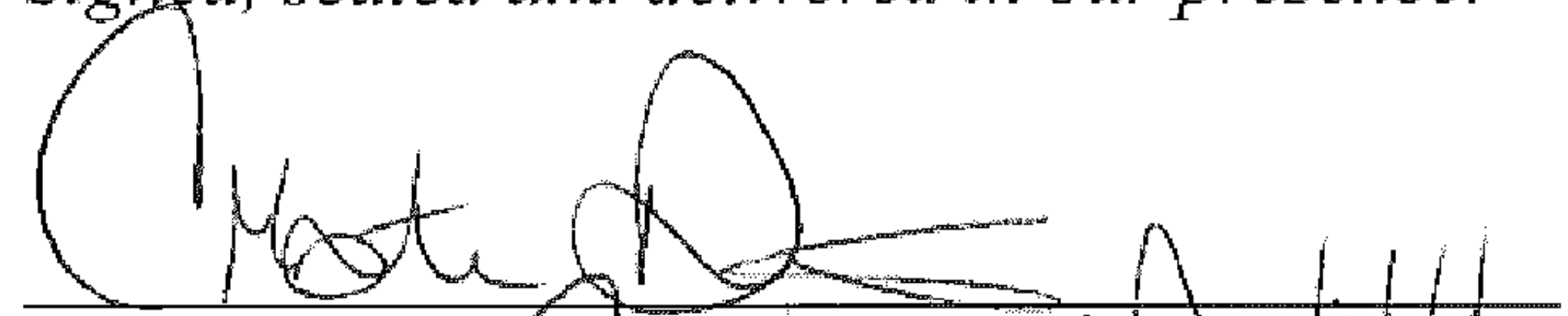
To Have and to Hold, the same in fee simple forever.

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.

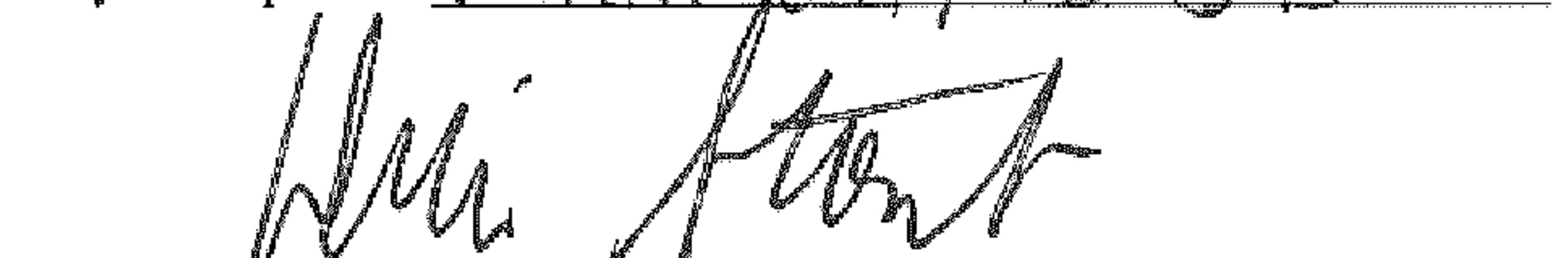
SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Signature
Print Witness Name: Cristina Doolittle

Print Witness Address: 14850 TAMAMI TRL
City and zip code: NORTH PORT, FL 34087


Witness Signature
Print Witness Name: Debi Stout

Print Witness Address: 14850 TAMAMI TRL
City and zip code: NORTH PORT, FL 34087

Innovatus Homes, LLC, a Florida Limited Liability Company

By: 
Yuriy Brych, Managing Member

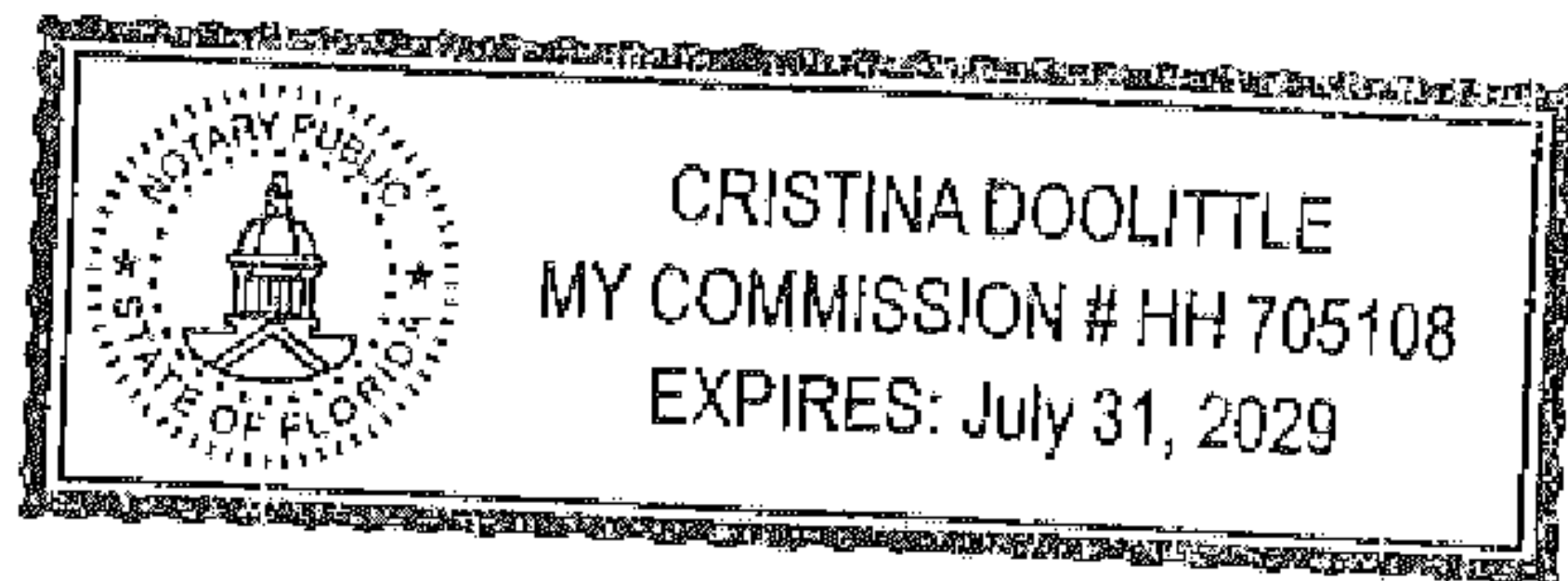
Innovatus Homes, LLC, a Florida Limited Liability Company


By: 
Ivan Yuryevich Brych, Managing Member

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29 day of April, 2026, by Yuriy Brych and Ivan Yuryevich Brych, BOTH Managing Members of Innovatus Homes, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced FL DLs as identification.

[SEAL]




Notary Public

Print Name: _____

My Commission Expires: _____