

Consideration: 725,000.00

5/4/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489426

Doc Stamp-Deed: \$5,075.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-56

Parcel Identification No 0943010925

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WARRANTY DEED

This indenture made the 1st day of May, 2026 between ROBERT J. HAGEMEIER, JR AND LENA M S REID, HUSBAND AND WIFE, whose post office address is 5720 Gager Avenue, North Port, FL 34291, (hereinafter "Grantor"), to MIKHAIL P. ISAKOV AND MARGARITA ISAKOV, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose post office address is 6594 Buckboard Street, North Port, FL 34291, (hereinafter "Grantee"):

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 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:

LOT 25, BLOCK 9, FIRST ADDITION TO NORTH PORT CHARLOTTE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, 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 Grantee 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.

The property conveyed by this document is not the homestead of the Grantor, the Grantor's spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: Lori Stewart
PRINT NAME: LORI STEWART
WITNESS 1 ADDRESS: 14850 Tamiami Trail North Port, FL 34287

Robert J. Hagemeyer, Jr
Robert J. Hagemeyer, Jr
Lena M S Reid
Lena M S Reid

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: SAAD VAN DUREN
WITNESS 2 ADDRESS: 811 VENETIA WAY CLUB #229 VENICE FL 34205

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 1 day of May, 2026, by Robert J Hagemeyer, Jr and Lena M S Reid, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

(Affix Notary Seal)

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

