

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026062161 3 PG(S)**

Prepared By and Return To:  
Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Avenue, Suite 100  
Sarasota, Florida 34237  
Parcel ID No. 0018-15-0005  
Sales Price: \$585,000.00  
File No.: 14889-L

**5/7/2026 5:01 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3491536**

**Doc Stamp-Deed: \$4,095.00**

WARRANTY DEED

THIS WARRANTY DEED is made this 1 day of May, 2026 by Vladimir Medved, whose mailing address is 17 Owls Rest Drive, Malone, NY 12953 (hereinafter referred to as the "Grantor") to Robert A. Colucci a single person, whose mailing address is 6249 Muriwood Ct., Sarasota, FL 34243 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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 member of the household of GRANTOR(S) reside thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, 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.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Kelley Holmes  
Witness Name: Kelley Holmes  
Witness Address: 217 Bull Run Rd  
Malone, NY 12953

Kelley Holmes  
Vladimir Medved  
Malone, NY

Marie Brown  
Witness Name: Marie Brown  
P.O. Address: 25 Hazen Rd  
Brushton NY 12914

State of New York  
County of Franklin

The foregoing instrument was acknowledged before me [  ] physical presence or [  ] online notarization, this 5<sup>th</sup> day of May, 2026, by Vladimir Medved, who [  ] is personally known to me or [  ] has produced his \_\_\_\_\_ as identification.

Stephanie Reville  
Notary Signature  
Printed Name: Stephanie Reville  
My Commission Expires: 6/23/28

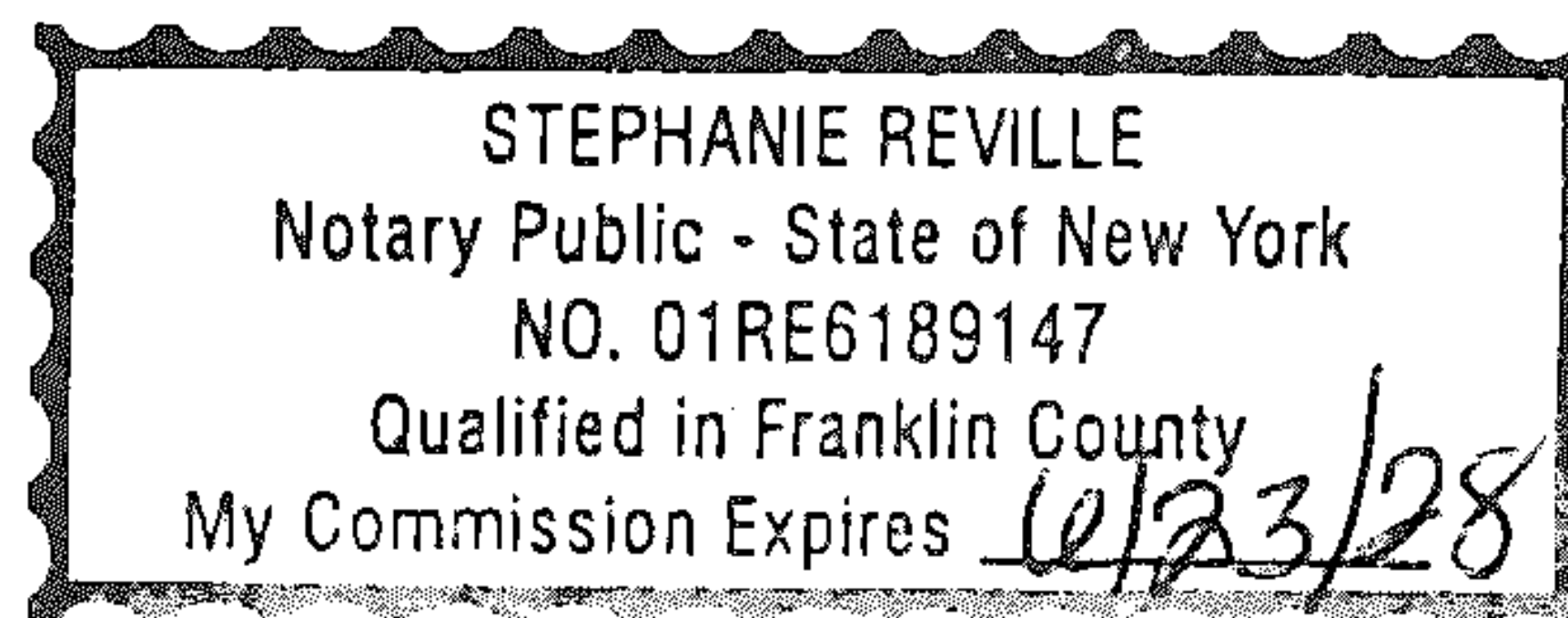


EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 56, DeSoto Pines, Unit 1 , according to the plat thereof as recorded in Plat Book 24, Page 45,  
Public Records of Sarasota County, Florida.