

5/8/2026 1:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491756

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-03296

Doc Stamp-Deed: \$294.00

Warranty Deed

This Warranty Deed, dated May 8, 2026 by **Yakov Dubovy, A Married Man**, hereinafter called the Grantor, to **D S Hibbert Homes, LLC, a Florida Limited Liability Company and Clarke Estate LLC, a Florida Limited Liability Company**, who has a mailing address of 5335 Forestbrook Dr E., Lakeland, FL 33811 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lots 9 and 10, Block 1720, THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 16, Page 3, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0972172009 0972172010

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) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Yakov Dubovy

Yakov Dubovy
After Closing Address:
100 Hillside Ave
West Springfield, MA 01089

Jean E Seide

Witness: (Signature)

Jean E Seide

Printed Name

2000 East 12th Ave General Delivery

Address

Tampa FL 33675

City, State, Zip

[Signature]

Witness: (Signature)

Rik S McCoy

Printed Name

3118 SE 17th AVE

Address

Cape Coral FL 33904

City, State, Zip

STATE OF: Florida

COUNTY OF: Lee

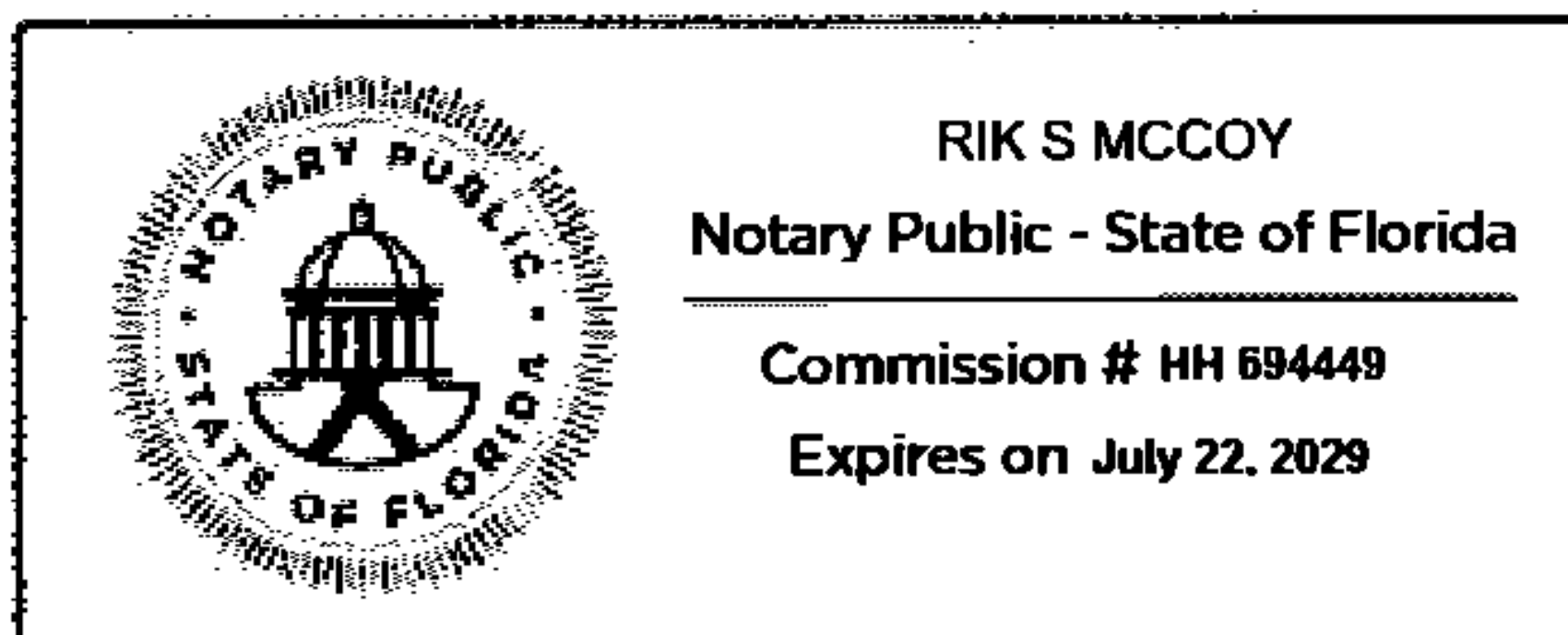
The foregoing instrument was acknowledged on 05/01/2026 by means of () physical presence or
() online notarization by: **Yakov Dubovy**
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

[Signature]

Notary Public (signature)

Print Name: Rik S McCoy

My Commission Expires: 07/22/2029



Notarized remotely online using communication technology via Proof.