

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063230 3 PG(S)**

5/11/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492498

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$133.00

File No.: PC-2026-6129
Parcel ID Number: 1125-22-8817

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of May, 2026 between Petro Smoliarchuk, a single man, whose post office address is 135 Prospect Street, Chicopee, MA 01013, of the County of Hampden, Commonwealth of Massachusetts, Grantor, to DRS Realty Trust dated April 16, 2026, whose post office address is 13100 Rinella St, Venice, FL 34293, of the County of Sarasota, State of Florida, 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, Florida, to-wit:

Parcel 1:

Lot 17, Block 2288, Forty-Seventh Addition to Port Charlotte Sundivision, according to the map or plat thereof, recorded in Plat Book 19, Page(s) 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lot 18, Block 2288, Forty-Seventh Addition to Port Charlotte Sundivision, according to the map or plat thereof, recorded in Plat Book 19, Page(s) 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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.

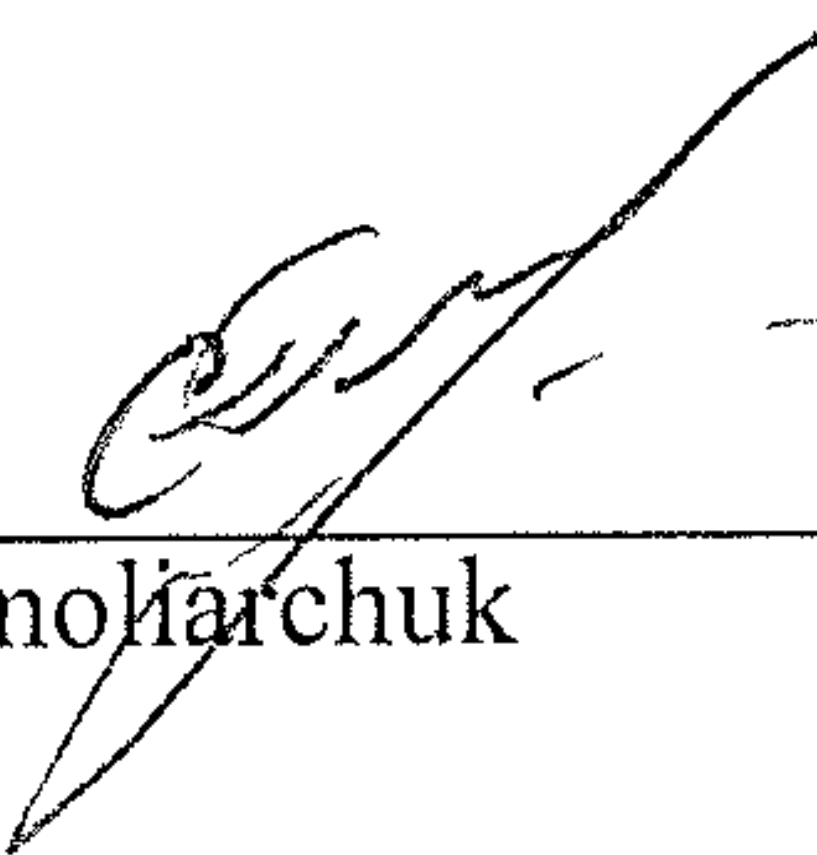
TO HAVE AND TO HOLD the same in fee simple forever.

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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancie M. Tebaldi
WITNESS 1 SIGNATURE
PRINT NAME: *Nancie M. Tebaldi*


Petro Smoliarchuk

WITNESS 1 ADDRESS:
237 S. Westfield St.
Feeding Hills, MA 01030

Michele Anderson
WITNESS 2 SIGNATURE
PRINT NAME: *Michele Anderson*

WITNESS 2 ADDRESS:
237 S. Westfield St.
Feeding Hills, MA 01030

STATE OF ~~FLORIDA~~ Massachusetts
COUNTY OF ~~CHARLOTTE~~ Hampden

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May, 2026, by Petro Smoliarchuk, who is/are personally known to me or who has/have produced Mass Drivers License as identification.

Nancie M. Tebaldi
Signature of Notary Public

Nancie M. Tebaldi.
Print, Type/Stamp Name of Notary

